LA COUNTY PLANNING

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REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 17, 2025
HEARING DATE:	July 30, 2025 AGENDA ITEM: 7
PROJECT NUMBER:	PRJ2021-001195
PERMIT NUMBERS:	Vesting Tentative Tract Map No. 83301 (RPPL2021003061) Conditional Use Permit No. RPPL2021003113 Oak Tree Permit No. RPPL2021003070 Administrative Housing Permit No. RPPL2021003105 Environmental Assessment No. RPPL2021003071
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	West of The Old Road and South of Sagecrest Circle, Santa Clarita Valley
OWNER/APPLICANT:	NUWI-Lyons Canyon, LLC
PUBLIC MEETINGS HELD:	4 of 5
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is subject to the IHO since it exceeds the five-unit density threshold
CASE PLANNER:	Erica G. Aguirre, AICP, Principal Planner eaguirre@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2021-001195, Vesting Tentative Tract Map No. 83301 (RPPL2021003061), Conditional Use Permit No. RPPL2021003113, Oak Tree Permit No. RPPL2021003070, Administrative Housing Permit No. RPPL2021003105, and Environmental Assessment No. RPPL2021003071, based on the Findings (Exhibit C - Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D - Conditions of Approval). These are collectively referred to as the "Project" and "Project Permits".

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING; CERTIFY THE ENVIRONMENTAL IMPACT REPORT; AND ADOPT THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND

MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENTS:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE VESTING TENTATIVE TRACT MAP NO. 83301, CONDITIONAL USE PERMIT NO. RPPL2021003113, OAK TREE PERMIT NO. RPPL2021003070, AND ADMINISTRATIVE HOUSING PERMIT NO. RPPL2021003105, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlements Requested

- **Vesting Tentative Tract Map ("VTTM") No. 83301 (RPPL2021003061)** to create 37 lots on 233.49 gross acres, including 10 multi-family residential lots with 510 dwelling units in 290 buildings (462 for-sale units, including 24 affordable for-sale units; and 47 senior affordable apartment units and one manager's unit in one building). The for-sale units include 253 detached dwelling units and 209 attached dwelling units or townhouses. The Project also includes 16 open space lots [12 homeowner's association ("HOA") open space lots and four natural open space lots], two lots for the single-story recreation center in one building, seven debris basin lots, one water tank lot, and one lot for the water purveyor within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area), C-3 (General Commercial), and C-3-DP (General Commercial - Development Program) Zones pursuant to Los Angeles County ("County") Code Section 21.38.010 (Vesting Maps). This request includes street frontage waivers for 19 lots pursuant to County Code Section 21.52.010 (Modification or Waiver of Provisions in this Title Authorized When).

- **Conditional Use Permit ("CUP") No. RPPL2021003113** is required for development within the Santa Susana/Simi Hills Significant Ecological Area ("SEA") and a Hillside Management Area ("HMA"); a density-controlled development ("DCD"), including 15 clustered lots; on-site project grading over 100,000 cubic yards; to allow townhouses in the A-2 Zone; and for residential development within the C-3-DP Zone pursuant to County Code Chapter 22.158 (CUPs) and Sections 22.102.080 (SEA CUP), 22.104.030 (HMA Permit Required), 22.140.170 (DCDs), 22.140.240 (Grading Projects), 22.52.030.B.1 (DP Zone Land Use Regulations - Residential Uses) as well as Table 22.16.030-B (Principal Use Regulations for Agricultural, Open Space, Resort and Recreation, and Watershed Zones). The Project includes one parcel [Assessor's Parcel Number ("APN") 2826-041-039] that is zoned RPD-1-1.4U (Residential

Planned Development - One Acre Minimum Required Lot Area - Up to 1.4 Dwelling Units per Net Acre) which will remain as natural open space; therefore the CUP does not include development for a residential planned development pursuant to County Code 22.18.060 (Development Standards and Regulations for RPD). The SEA CUP includes mitigation for impacts to SEA resources and 318 SEA protected trees, including oak, walnut, cottonwood, willow, and elderberry genus. In total, impacts to the SEA protected trees require 772 replacement trees to be planted as mitigation.

- **Oak Tree Permit ("OTP") No. RPPL2021003070** for impacts to a total of 232 oak trees. This includes the removal of 219 oak trees (including the removal of 14 heritage oaks; and three heritage oak trees and 24 non-heritage oak trees to remain within debris basins that are counted as removals), and encroachment into the protected zone of 13 oak trees (including five heritage oaks), pursuant to County Code Section 22.174.030 (OTP - Applicability). Impacts and mitigation for these oak trees are also included in the SEA protected tree totals above.

- **Administrative Housing Permit ("AHP") No. RPPL2021003105** For the provision of 71 affordable set-aside units, which include 24 affordable for-sale units, set aside at an average of 135 percent Area Median Income ("AMI") that fulfill the County's IHO requirements pursuant to Section 22.121.030 (Inclusionary Housing – Applicability); and 47 senior affordable rental units at a very low-income level, set aside at 50 percent AMI, as part of a density bonus request in accordance with County Code Section 22.120.030 (Density Bonus – Applicability), and California State Density Bonus Law. The AHP includes a request for the following two incentives from requirements of County Code Title 22 (Planning and Zoning):

  1. To allow DCD in the C-3-DP Zone, which deviates from County Code Section 22.140.170.A (Density-Controlled Developments - Applicability) that restricts DCD only to certain agricultural and residential zones.
  2. To allow surface parking for very low-income senior housing as a principal use within the A-2-1 Zone, which deviates from County Code Table 22.16.030-B (Principal Use Regulations for Agricultural, Open Space, Resort and Recreation, and Watershed Zones), which does not list parking and/or a parking lot as a principal use.

  The AHP also includes the following six waiver requests:

  1. To develop multi-family housing within a DCD in the C-3-DP Zone, thereby waiving County Code Section 22.140.170C.3 (DCD - Dwelling Types), which restricts the dwelling types within a DCD to single-family residences ("SFRs") and townhomes.

2. To allow nine feet of building separation for multi-family Lot No. 6, instead of 10 feet as required by County Code Section 22.10.050.A.1 (Building Separation - Distance Between Main Buildings).
3. To allow a maximum height of 38 feet for residential uses only, which exceeds the maximum building height of 35 feet in the A-2 Zone pursuant to County Code Section 22.16.050.B (Development Standards for Zones A-1 and A-2 - Maximum Height).
4. To allow retaining privacy walls up to 8.5 feet, and a retaining wall height of up to 17.5 feet within setback areas along "B" Street, exceeding the six-foot-high maximum retaining wall height requirements pursuant to County Code Section 22.110.070.B.4.a. (Fences and Walls - Retaining Walls).
5. To include retaining walls topped with non-view-obscuring fences in both cut and fill conditions, waiving County Code Section 22.110.070.B.4.b (Fences and Walls - Retaining Walls Topped with Walls or Fences).
6. To reduce the rear-yard setback from 15 feet to 10 feet for Lot Nos. 3 and 4 to account for irregular lot shape and dwelling unit orientation, required pursuant to County Code Table 22.16.050-A (Minimum Yard Depths for Agricultural Zones).

This AHP is requested pursuant to County Code Sections 22.166.030 (Housing Permits - Applicability) and 22.166.040.A (AHP - Review Authority), which also states the Commission is the review authority for the AHP since this application was filed concurrently with the rest of the discretionary Project permits.

B. Project

VTTM No. 83301 and Exhibit Map/Exhibit "A" dated September 23, 2024, include the creation of 37 lots on 233.49 gross acres in the northern foothills of the Santa Susana Mountains within the Santa Clarita Valley Planning Area. This includes 10 multi-family residential lots, 12 HOA open space lots, four natural open space lots, two lots for the recreation center, seven debris basin lots, a water tank lot, and a lot for the water purveyor. The Project Site is located south of Sagecrest Circle, west of The Old Road, and north of Calgrove Boulevard ("Project Site") and consists of five APNs 2826-041-039, 2826-023-014, 2826-022-026, 2826-022-027, and 2826-022-035. Additionally, the Project includes the vacation of excess right-of-way along The Old Road and acquisition of adjacent County-owned APN 2826-022-901, which will be required prior to final map recordation. See Exhibit J (Project Site Boundaries, Current and Proposed). The development would be clustered within the northeasterly portion of the Project Site.

Residential Units

The Project includes the development of 510 dwelling units with a mix of two- and three-story-high attached and detached for-sale units, and a four-story-high affordable senior

rental apartment building. The 253 detached for-sale units are proposed on Lot Nos. 4, 5, and 6. The 209 attached for-sale units are within 36 townhome buildings that will range from three to seven attached units, and proposed on Lot Nos. 2, 3, 7, 8, and 9. All for-sale dwelling units are designed with private yard areas. Building heights for all for-sale units will range from 26 to 38 feet high. The senior affordable rental housing consists of 48 dwelling units within one multi-family building and surface parking lot proposed on Lot Nos. 10 and 11. The building height will be 45 feet high for the senior affordable rental apartment building. All dwelling units will range in size from one to four bedrooms that are approximately 522 to 2,140 net square feet in size, designed in Spanish Modern, Wrightian, and Irving Gil styles. See Table 1 (Proposed Dwelling Units & Buildings) below for an overview of the proposed development.

Table 1: Proposed Dwelling Units & Buildings

Lot No.	No. of Dwelling Units	Attached or Detached Dwelling Units	No. of Stories	Building Height (Max Feet)	No. of Buildings	Gross Lot Acreage	Dwelling Units per Acre	Zoning
2	87	Attached	3	38	14	4.64	18.8	C-3-DP
3	20	Attached	3	38	5	1.84	10.9	A-2-2
4	105	Detached	3	35	105	7.79	13.5	A-2-2
5	70	Detached	2	26-35	70	8.50	8.2	A-2-2
6	78	Detached	2	28-35	78	9.07	8.6	A-2-2
7	90	Attached	2	29-35	15	6.95	12.9	A-2-1
8	6	Attached	2	29-35	1	0.78	7.7	C-3
9	6	Attached	2	29-35	1	0.65	9.2	A-2-1
10 & 11	48	Attached	4	45	1	1.25	38.1	C-3-DP
12 & 13	0	N/A	1	35	1	1.13	N/A	A-2-2
Total	**510**	**Mixed**	-	**26 - 45**	**291**	**42.6**	-	**Mixed**

Amenities

The Project also includes a 4,540 square-foot single-story recreational center on Lot Nos. 12 and 13. The recreation center will include many community amenities, including a fitness room, conference room, study, dining, kitchen spaces, and an outdoor pool. In total, the development includes 291 buildings. The Project also includes the following features and amenities: two 57- to 64-foot-wide on-site public streets, 26- to 36-foot-wide private driveways and fire lanes providing internal circulation and vehicular access to all units, five-foot-wide pedestrian walkways throughout the development, and parklets

throughout all residential lots. A 3.9-gross-acre and 28-foot-wide multi-purpose trail and private driveway and fire lane surrounds the residential lots, connecting to existing County trails. The multi-purpose trail will be gated for vehicular access, but open to the public and ungated for pedestrian access.

Parking

The Project meets required parking standards, including a two-car garage for each proposed for-sale dwelling unit, surface parking lots for the senior apartment dwelling units and recreational center, and additional uncovered and guest parking spaces throughout the development, including 12 accessible parking spaces. The Project includes the required bicycle parking with approximately 161 bicycle parking spaces (30 short-term and 131 long-term spaces). The required and proposed parking is detailed below in Table 2 (Required & Proposed Parking).

Table 2: Required & Proposed Parking

Lot No.	No. of Dwelling Units	Resident Parking Required	Resident Parking Provided	Guest Parking Required	Guest Parking Provided	Bicycle Parking Required	Short-Term	Long-Term
							Provided	
2 & 3	107	214	214	27	30	65	11	54
4	105	210	210	27	40	0	0	0
5	70	140	140	18	18	0	0	0
6	78	156	156	20	59	0	0	0
7	90	180	180	23	43	54	9	45
8 & 9	12	24	24	3	5	8	2	6
10 & 11	48	24	48	6	12	29	5	24
12 & 13	N/A	N/A	N/A	45	45	5	3	2
Total	**510**	**948**	**972**	**169**	**252**	**160**	**30**	**131**

Natural and Improved Open Space

The Project is surrounded by open space, vacant, and undeveloped land to the north, west, and south. All development will be clustered in the northeast portion of the Project Site, predominantly within the least steep slopes with a grade of 24.99 percent or less, reducing the Project's footprint and preserving steeper slopes as well as open space, including a significant ridgeline in the southeastern portion of the Project Site. Over 75 percent of the Project Site, a total of 178.5 gross acres, will be natural and improved HOA open space. This includes 28.2 gross acres of improved open space (12 percent of the Project Site), including landscaping, parkways, dog parks, and parklets; and 150.3 gross acres of on-site natural and undisturbed open space (approximately 64.4 percent). The

Project will also preserve 466.7 gross acres off-site on six lots to the west of the Project Site by establishing a one-million-dollar endowment for its long-term maintenance in agreement with the Mountain Recreation and Conservation Authority "("MRCA"). See Exhibit L (Project Acreages for SEA Technical Advisory Committee ("SEATAC") and Off-site Conservation Figures) for more information on both the on- and off-site natural open space. In total, the Project includes the preservation of 611.1 gross acres of natural open space in perpetuity as part of a conservation easement. The Project would plant a total of 1,628 trees (856 ornamental trees and 772 native/mitigation replacement trees) within the conservation and landscaped areas, fulfilling all tree planting requirements for the OTP, SEA CUP, and on-site tree planting requirements. The Project will also be required to submit detailed landscaping plans, and the future HOA will be responsible for managing the on-site improved open spaces.

Other Project Components

The Project includes concrete block walls and privacy fencing from 3.5 to six feet high and several retaining walls from about two to 17.5 feet high. There are several existing and proposed access and utility easements on the Project Site. The existing easements will remain. Other Project components include sidewalk improvements along the Project's frontage, a retaining wall adjacent to The Old Road directly east of the Project Site, improvements to The Old Road fronting the Project Site, and removal of vegetation (brush thinning) within the fuel modification zone off-site. The Project would also include several off-site utility infrastructure component improvements, upsizing of existing sewer pipelines, and the construction of three manholes within The Old Road. Additionally, as noted above, the Project includes the vacation of excess right-of-way along The Old Road and the acquisition of an adjacent County-owned parcel.

The Project includes requests for street frontage waivers for 19 lots modified as part of County Code Title 21 (Subdivisions) and will create 15 smaller lots to encourage clustering as part of the CUP. The Project's smaller lots and street frontage waivers facilitate the DCD and clustering approach and allow the creation of separate lots within one zone opposed rather than irregular lot lines or split by zoning. The clustering approach as part of the DCD also reduces impacts to both SEA and HMA resources and preserves an existing significant ridgeline within the southeastern portion of the Project Site, where no development is proposed.

The total earth movement is approximately 2.845 million cubic yards, including the on-site Project components and the off-site adjacent parcel adjacent to The Old Road that includes manufactured slopes. The Project requires approximately 1.5 million cubic yards of cut and 1.3 million cubic yards of fill for a total of 2.8 million cubic yards of grading

with 1.345 million cubic yards of over excavation, which is expected to shrink by 15 percent by approximately 200,000 cubic yards. The grading would be balanced on-site, and no import or export of soil is proposed.

Lot Phasing

The Project proposes seven phases as follows:

Table 3: Proposed Lot Phasing

Phase	Lot Nos. & Types	Total Lots	Natural & HOA Open Space	Total Units
1	**HOA Open Space:** 16 to 18, 20 to 23, 30 to 32, & 37; **Natural Open Space:** 24 to 27; **Debris Basins**: 14, 15, 19, 33 to 36; **Water Tank/Purveyor**: 28 & 29; **Recreation Center & Parking:** 12 & 13	27	177.14	0
2	**Multi-family Senior Rental Housing & Parking**: 10 & 11	2	0	48
3	**HOA Open Space:** 1; **Attached for sale**: 2 & 3	3	0.04 acres	107
4	**Detached for sale:** 4	1	0	105
5	**Detached for sale:** 5	1	0	70
6	**Detached for sale:** 6	1	0	78
7	**Attached for sale:** 7, 8 & 9	3	0	102
Total		**37**	**177.18**	**510**

As shown in Table 3 (Proposed Lot Phasing) above, Phase 1 includes 15 natural and HOA open space, all except for one (Lot No. 1), and all seven debris basin lots, the water tank and purveyor lots, and the two recreation center lots, including the surface parking. This includes approximately 177.14 gross acres of natural and improved open space and no dwelling units. Phase 2 includes the development of the multi-family senior housing lot and surface parking, for a total of 48 rental units. Phase 3 includes the remaining HOA open space lot, Lot No. 1, and residential Lot Nos. 2 and 3, for a total of 107 attached for-sale units, and 0.04 gross acres of improved open space. Phase 2 includes for-sale Lot No. 4 for a total of 105 detached for-sale units. Phase 5 includes Lot No. 5 and a total of 70 detached for-sale units. Phase 6 includes Lot No. 6 and a total of 78 detached for-sale units. Phase 7 includes Lot Nos. 7, 8, and 9 for a total of 102 attached for-sale units. The AHP requires that the 24 affordable for-sale units with an average affordability be distributed evenly throughout all detached and attached for-sale lots (Lot Nos. 2 through 9).

State Responsibility Area and Very High Fire Hazard Severity Zone

The Project Site is located within a designated State Responsibility Area ("SRA") and Very High Fire Hazard Severity Zone ("VHFHSZ"). The Project has been designed to be a more

fire-resistant community including many features aimed at reducing potential impacts from wildfire hazards, including the site design and orientation oriented towards the northeast portion of the Project Site and inclusion of two points of ingress/egress from The Old Road as well as the incorporation of a 28-foot-wide multi-purpose trail around the residential development forming a break and buffer between improved and natural open space areas to the west and south. All private driveways also serve as fire lanes, and the Project will be required to comply with all applicable permitting, building, and fire code requirements.

C. Project Background

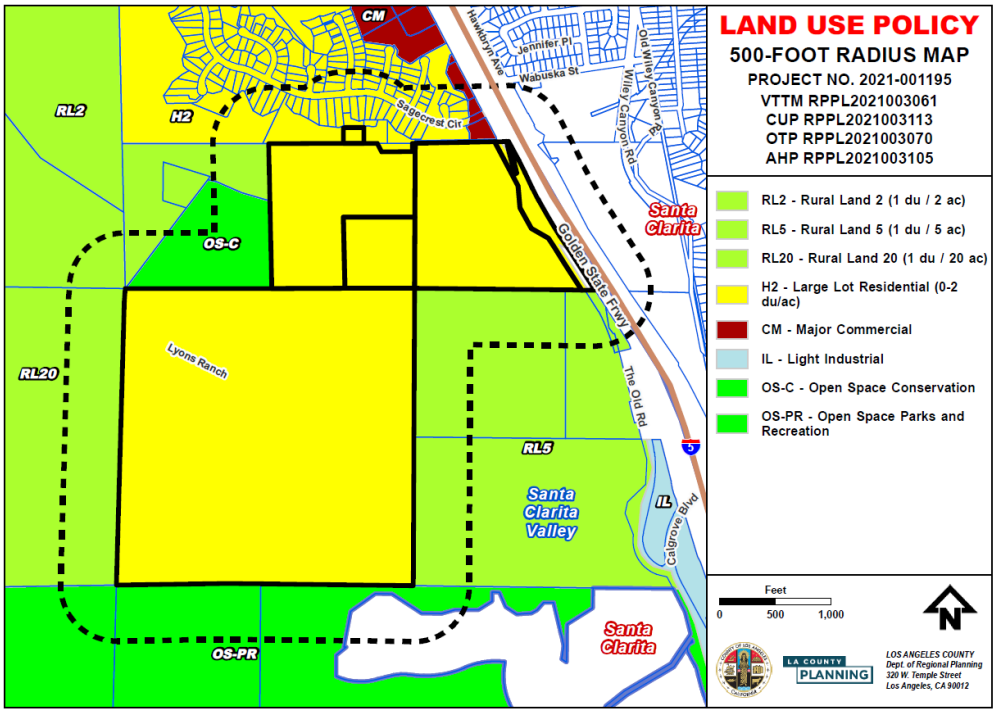
Prior D.R. Horton Project

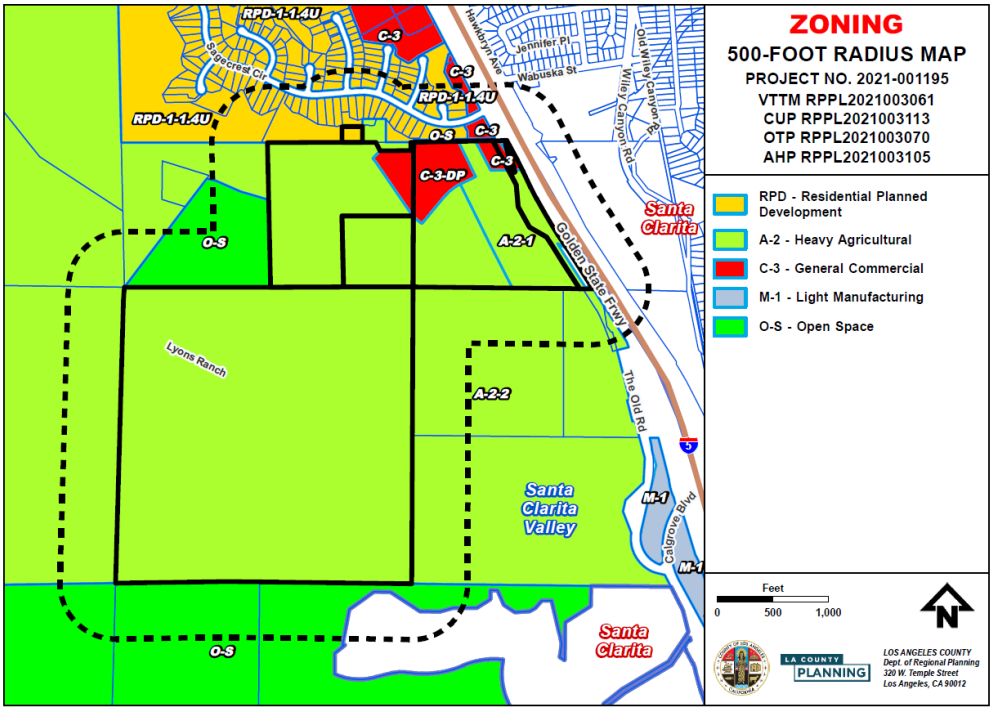
Tract Map No. 53653, and related Zone Change No. 2008-0004, CUP No. 2005-00088, OTP No. 2005-00039, and Housing Permit No. 2006-0001, often referred to as the "D.R. Horton Project", was a previous subdivision approved by the County Board of Supervisors on August 25, 2009, and expired on August 25, 2021. As part of this subdivision, and pursuant to the applicable General Plan and zoning requirements in effect at that time, the D.R. Horton Project proposed to create 106 lots, including 92 single-family lots, 93 senior affordable attached for-sale units within two buildings on one multi-family lot, as well as five open space lots, six public utility lots, one park lot, and one fire station lot. A CUP was required for a DCD, development within an HMA and SEA, residential uses within a commercial zone, proposed on-site project grading, and development program under the proposed DP overlay Zone. The OTP was required for impacts to 214 oak trees including the removal of 162 oak trees (13 heritage oaks), and for encroachment into the protected zone of 52 oak trees (including six heritage oaks). A Zone Change was required to rezone 9.3 acres from A-2-1 and A-2-2 to C-3-DP. Finally, the D.R. Horton Project included a housing permit for a proposed 50 percent density bonus, with proposed modifications to the building heights from 35 to 50 parking spaces. No further work or development was conducted for the D.R. Horton Project between approval and expiration. Notably, the D.R. Horton Project only proposed one means of ingress/egress and extended further into the southwestern portion of the Project Site.

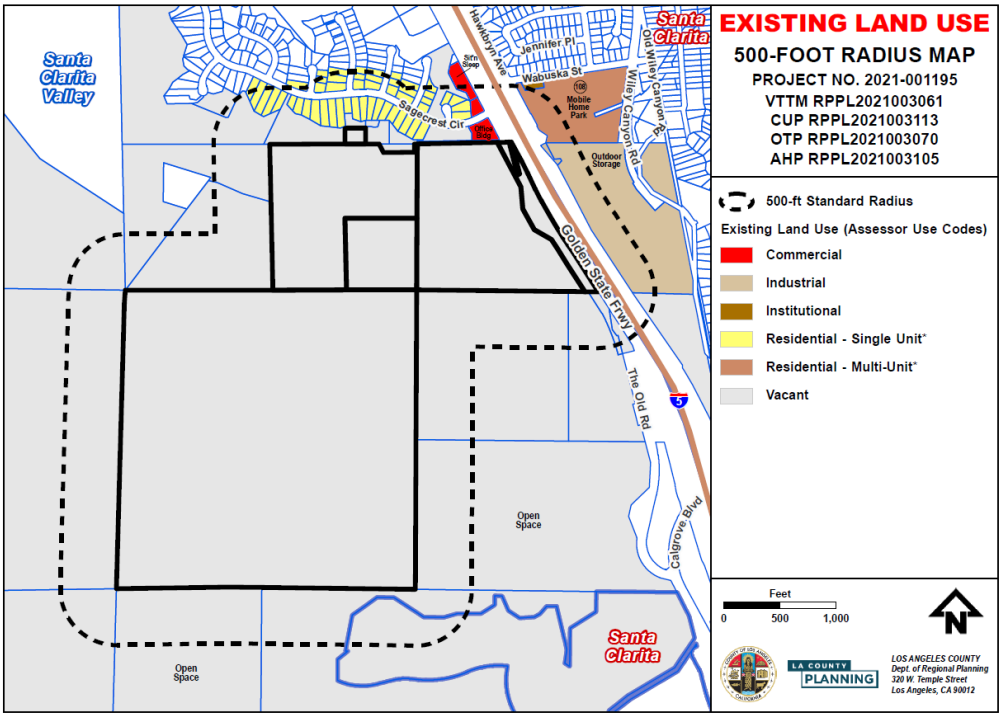
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	SANTA CLARITA VALLEY AREA PLAN ("AREA PLAN") LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	H2 (Residential 2 - 0 to 2 Dwelling Units Per Net Acre)	A-2-1, A-2-2, RPD-1-1.4U, C-3, and C-3-DP	Vacant and undeveloped lots
NORTH	H2, CM (Major Commercial)	RPD-1-1.4U, O-S (Open Space), C-3	SFRs, Open Space/Vacant Land, Commercial/Office Uses
EAST	RL5 (Rural Land 5 - One Dwelling Unit Per Five Acres), City of Santa Clarita	A-2-2	Golden State Freeway ("I-5"), Outdoor storage, Mobilehome park, Vacant land
SOUTH	OS-PR (Open Space - Parks and Recreation)	O-S	Open Space, including Rivendale
WEST	RL20 (Rural Land 20 – One Dwelling Unit Per 20 Acres), OS-C (Open Space - Conservation)	A-2-2, O-S	Open Space


LAND USE POLICY
500-FOOT RADIUS MAP
PROJECT NO. 2021-001195
VTTM RPPL2021003061
CUP RPPL2021003113
OTP RPPL2021003070
AHP RPPL2021003105
RL2 - Rural Land 2 (1 du / 2 ac)
RL5 - Rural Land 5 (1 du / 5 ac)
RL20 - Rural Land 20 (1 du / 20 ac)
H2 - Large Lot Residential (0-2 du/ac)
CM - Major Commercial
IL - Light Industrial
OS-C - Open Space Conservation
OS-PR - Open Space Parks and Recreation
CM
RL2
H2
OS-C
RL20
Lyons Ranch
RL5
IL
OS-PR
Santa Clarita
Santa Clarita Valley
Golden State Fwy
The Old Rd
Calgrove Blvd
Hawkbryn Ave
Jennifer Pl
Wabuska St
Old Wiley Canyon Rd
Wiley Canyon Rd
Sagecrest Cir
Feet
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LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012


ZONING
500-FOOT RADIUS MAP
PROJECT NO. 2021-001195
VTTM RPPL2021003061
CUP RPPL2021003113
OTP RPPL2021003070
AHP RPPL2021003105
RPD - Residential Planned Development
A-2 - Heavy Agricultural
C-3 - General Commercial
M-1 - Light Manufacturing
O-S - Open Space
RPD-1-1.4U
C-3
C-3-DP
O-S
A-2-1
A-2-2
M-1
Lyons Ranch
Santa Clarita
Santa Clarita Valley
Golden State Fwy
The Old Rd
Calgrove Blvd
Hawkbryn Ave
Jennifer Pl
Wabuska St
Old Wiley Canyon Rd
Wiley Canyon Rd
Sagecrest Cir
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LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



PROPERTY HISTORY

A. Land Use and Zoning History

ORDINANCE NO.	LAND USE/ZONING	DATE OF ADOPTION
1494	Zoning Code established	9/12/1927
7486	Newhall Zoned District, A-2-1 Zoning established	6/04/1957
7486	Newhall Zoned District, A-2-2 Zoning established	11/14/1958
20090031z	Portions of APNs 2826-022-035 and 037 changed from A-2-2 and A-2-1 to C-3-DP	08/25/2009
2009-00006-(5), Adoption of Area Plan	H-2 land use designation established	11/27/2012

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Tract Map No. 53653, Zone Change No. 2008-	D.R. Horton Project to create 106 lots, including 92 single-family lots, 93 senior	Approved by the County Board of

0004, CUP No. 2005-00088, OTP No. 2005-00039, and Housing Permit 2006-0001	affordable attached for-sale units within two buildings on one multi-family lot as well as five open space lots, six public utility lots, one park lot, and one fire station lot.	Supervisors on August 25, 2009; Expired on August 25, 2021

ANALYSIS

A. Land Use Compatibility

General and Area Plan Consistency

The Project Site is currently several vacant and undeveloped lots with the H2 land designation of the Area Plan, intended for residential neighborhoods at densities that require urban services. These areas are intended to provide a transition between higher density urban development and rural communities throughout the Santa Clarita Valley Planning Area, and this designation is appropriate in such urban and rural interface areas. The H2 land use designation includes SFRs and other residential uses at a maximum density of two dwelling units per acre. Given the Project's net size of approximately 227.4 acres, the maximum allowable density on the Project Site is 455 dwelling units. However, the General Plan permits above the maximum allowable density through a density bonus and the AHP, which implements the housing goals of the General Plan to provide more affordable housing. Given the provision of 47 affordable senior rental units for very low-income levels (50 percent AMI), which is an approximate 10 percent set aside, the Project can benefit from a density bonus of up to a 32.5 percent increase in density pursuant to County Code Table 22.120.050-A (Affordable Housing Set Asides and Density Bonuses), bringing the maximum allowable density on the Project Site to 603 dwelling units. The Project includes an approximate 12 percent density bonus, resulting in a total of 510 dwelling units. The Project includes a diverse housing mix, which includes attached and detached for-sale and senior rental housing, and several types of affordable housing, compatible with the H2 land use designation and surrounding area. The Project will enhance the existing trail network with a 28-foot-wide multi-purpose trail on-site approximately one mile long, that connects to existing County trails as well as other amenities and other project design features such as internal walkways, a recreational center, a community swimming pool, parklets, and bicycle parking. These amenities create community infrastructure that promote health, wellness, and pedestrian connectivity.

General and Area Plan Goals and Policies

The Project supports several General and Area Plan goals, objectives, and policies within several Elements, including Circulation, Conservation and Natural Resources, Housing, Land Use, Parks and Recreation, Safety, Public Services and Facilities, as described in more detail in the attached Findings (Exhibit C - Findings).

B. Neighborhood Impact (Need/Convenience Assessment)

The Project includes a diverse mix of residential dwelling units with attached and detached for-sale units and affordable housing, including 24 for-sale middle-income affordable units, fulfilling the County's IHO requirements for the Santa Clarita submarket area, and 47 senior affordable rental housing for very low-income households as part of a density bonus request in compliance with California State law and the County's affordable housing requirements. The provision of 510 new units within LA County supports statewide mandates to provide more housing, thus contributing towards meeting the County's Regional Housing Needs Allocation consistent with the County's Housing Element as well as the overall General Plan and the Area Plan. The Project Site is adjacent to existing public roads, and other infrastructure along The Old Road, an 80-foot-wide Secondary Highway on the County Master Plan of Highways as well as I-5 Freeway. The Project will provide new residential uses near to existing commercial uses, infrastructure, and public transportation options.

The Project's DCD design reduces the Project's development and grading footprint, thus reducing impacts to biological resources while preserving the significant ridgeline in the southeastern portion of the Project Site and 64 percent of the overall Project Site as natural open space. The Project also provides enhanced public connectivity to existing adjacent open space area and established trails providing a new publicly accessible trailhead, resulting in a more comprehensive trail network. The proposed development complies with all development standards of the prescribed A-2-1, A-2-2, C-3, and C-3-DP zoning, except as modified as part of the incentives and waivers of the AHP, and to facilitate the clustering approach, which includes 15 smaller lots and street frontage waivers for 19 lots.

Finally, Project components that improve the Project Site and surrounding community include sidewalk improvements, improvements to The Old Road fronting the Project Site, and fuel modification (brush thinning). The Project would include several off-site utility infrastructure component improvements, including utility water lines, upgrades to two existing pump stations, upsizing of existing sewer pipelines, and the construction of three manholes within The Old Road.

C. Design Compatibility

As part of the application review process, the proposed Project underwent General Plan consistency review focused on the Project's design. Specifically, the General Plan review included an evaluation of connectivity, especially pedestrian connectivity, and proposed amenities throughout the Project Site. Staff requested that more pedestrian access and walkways be provided, especially between buildings, and that walkways provide direct

access to all units in compliance with the County's Healthy Design Ordinance and County Code Title 21 (Subdivisions) requirements for condominiums. Other feedback included recommendations to build trails, build connections to existing trails, propose additional open space and greenways throughout the Project Site, orient dwelling units towards the private driveways and fire lanes, reduce grading, propose a variety of dwelling unit types, and set the senior housing back farther away from I-5 Freeway.

In response to these comments, the applicant included paseos, sidewalks, and parkways to enhance safety, and internal walkways to facilitate pedestrian connectivity to on-site open space and recreational amenities, and trails. Dwelling units are oriented either towards the proposed public streets and thus enhancing sidewalk access, or towards the private driveway and fire lanes. The multipurpose trail was added around the residential development, providing access to existing public trails, and will be open to the public upon Project completion. Additionally, more pocket parks were added throughout all the proposed residential lots. The affordable senior housing was moved farther towards the interior to the west away from The Old Road, creating a setback of 380 feet from I-5 Freeway.

The Project provides a diverse mix of housing types, which include attached townhouses ranging from three to seven attached units in one building, detached condominiums resembling traditional SFRs, and affordable senior citizen apartments in a wide variety of configurations and floor plans. The residential developments are conceptually designed in Spanish Modern, Wrightian, and Irving Gil styles and range in size from one to four bedrooms that are approximately 522 to 2,140 net square feet in size. The private driveway and fire lane surrounding the entirety of the residential development is approximately 3.9 acres, will serve as a multi-purpose trail. Additionally, the conceptual design of the recreation center includes a fitness room, conference, study, dining, kitchen spaces, and an outdoor pool.

The Project is not subject to the County's Residential Design Ordinance ("RDO") since the Project was deemed complete in March 2021, prior to the RDO effective date.

Consistency with SEA Requirements

The project also underwent a review with respect to consistency with the SEA Ordinance as part of the SEA CUP review process. In response to initial comments from the County's Staff Biologist, the Project was modified to reduce the removal of several large and established heritage oak trees as well as encroachments on the Project Site. The Project was also modified to include a transitional area and buffer between the development on the Project Site and the off-site Rivendale Park Open Space ("Rivendale") area to the south. Features of this buffering approach included plantings as well as a proposed retaining wall. The Project will also be required to comply with the Rural Outdoor Lighting District requirements as part of SEA requirements, thus requiring a Lighting Plan to limit

light trespass, reduce potential nuisances associated with outdoor lighting, and reduce adverse impacts to local aesthetics and biological resources. On June 3, 2024, SEATAC, an expert advisory committee that assists in assessing a project's impact on SEA resources, met to evaluate and discuss the SEA CUP request, including the impacts to SEA Resources and SEA Protected Trees. At this meeting, SEATAC requested modifications to the Project's Biota Report and Draft EIR. The applicant has made these recommended changes to the Biota Report for the Project and included a reduced project design and footprint as an alternative ("Alternative C") in the Draft EIR.

The Project includes both improved and natural open space (approximately 75 percent of the Project Site). The improved open space includes several open space areas, including a dog park and parklets throughout the development area, and improved open space lots surrounding the development. In total, the Project includes 28.2 gross acres (12.1 percent of the Project Site) of improved open space, which is clustered adjacent to existing natural open space including Rivendale to the south. The Project will also preserve 466.7 gross acres off-site on six lots to the west of the Project Site by establishing a one-million-dollar endowment for its long-term maintenance in agreement with the MRCA, the anticipated conservation easement holder. See Exhibit L (Project Acreages for SEA Technical Advisory Committee ("SEATAC") and Off-site Conservation Figures) for more information on both the on- and off-site natural open space. In total, the Project includes the preservation of 611.1 gross acres of natural open space in perpetuity as part of a conservation easement. Additionally, the landscaping plan includes the planting of 1,628 trees in all including 856 ornamental, native, and drought-tolerant trees and 772 native trees as mitigation replacement trees within the conservation and landscaped areas. See Exhibit I (Conceptual Architectural Drawings and Landscaping Plans) for more details.

DCD

The Project will cluster development to the northeast portion of the Project Site, thereby reducing impacts to SEA resources and steep slopes within the HMA. Clustering allows the Project to provide over 178.5 gross acres of 75 percent of open space on-site, which includes 150.3 gross acres of natural open space and 28.2 gross acres of improved open space. Furthermore, a total of 611.1 gross acres (both on- and off-site) will be preserved in perpetuity as part of a conservation easement, including 144.4 gross acres from the total natural open space on-site. The clustered DCD design is compatible with the surrounding land uses, including the existing development to the north and northeast, including SFRs and commercial uses. The clustered design is also compatible with the surrounding natural open space to the west and south and forms contiguous open space lots that allow for the movement of wildlife. The Project also includes street frontage waivers that do not impact the Project's design. The street frontage waivers and smaller lots facilitate and support the clustering approach, while still exceeding the required lot size when considering the average lot size for the proposed 10 residential lots (Lot Nos. 2 through

11) is 4.15 acres (41.47 acres in all divided by 10), exceeding the one- and two-acre minimums. These modifications are also necessary to allow the proposed design of the Project Site given the mixed of existing zoning established by the DR Horten Project, sloping terrain, and avoidance of new lots with split zoning. Of the 15 smaller clustered lots, only one lot (Lot No. 1, which is 1,797 square feet) is below 8,000 square feet in size. Furthermore, lots with reduced or no street frontage are still accessible from adjacent lots or designed as open space lots. This will not result in any accessible issues for the proposed residential lots in particular.

Consistency with HMA Requirements and Guidelines

Clustering reduces impacts to both SEA and HMA resources and preserves the existing significant ridgeline in the southeastern portion of the Project Site. Approximately 32.6 percent of the Project Site falls within the 0 to 24.99 percent slope category while 32.2 percent of the Project Site falls within the 25 to 49.99 percent slope category, and 35 percent of the Project Site is within the over 50 percent slope category. See Exhibit M (Slope Density Exhibit). The Project is designed to cluster the development within the least steep portions of the Project Site where feasible in the northeast portion of the Project Site, which is also closer to existing development and The Old Road.

The Project demonstrates compliance with the County's Hillside Design Guidelines by including a variety of the recommended design strategies for site planning, grading and facilities, road circulation, building design, and landscaping. More specifically, these include: locating over 50 percent of the development footprint on the flattest portion of the site; designing buildings to all face a private drive roadway or are served by an alley and face an open space; siting developed areas away from mapped significant ridgeline in the southeastern portion of the Project Site and away from open spaces to preserve unique slopes and hillsides; providing an excess of open space when including the off-site 466.7-gross-acre property; through the use of contoured grading lines used to match existing topography; locating the water tank at an elevation of 1,530 feet high and the nearest hilltop within 500 feet is 1,590 feet high, so 60 feet above; locating the water tank at rear of site, far from public views, and hidden by graded slopes; providing two points of access with public streets "A" Street and "B" that are curved with undulating patterns to mimic the natural surrounding contours; and having more than 50 percent of the roadways within the Project designed as private driveways and fire lanes. Other design strategies incorporated into the Project design include massing articulation, pop-outs and cantilevers used appropriately as shown on architectural elevations; incorporating three architectural styles (Spanish Modern, Irving Gill, & Wrightian) applied throughout the Project Site for variety; impacting 334 trees of the 849 trees identified on site, resulting in the retention and preservation of 61 percent of the on-site trees (515 existing trees), which will be incorporated into site landscaping; and through the use of low water use species, with moderate water use plants to follow fuel modification guidelines.

VHFHSZ and Wildfire Safety

The Project will remain ungated except for the northeast vehicular entrance to the multi-purpose trail surrounding the development. The incorporation of the multi-purpose trail around the residential development forming a break and buffer between improved and natural open space areas to the west and south. All private driveways also serve as fire lanes. The Project will also be required to comply with applicable State and local Fire and Building Code requirements for buildings and construction materials to be fire-ignition resistant, as well as include a Fuel Modification Plan, brush clearance, and evacuation planning. Moreover, the Project satisfies the requirements of California Code Title 14 requirements by implementing alternative means and methods in the areas of the Project Site where less than 100 feet of defensible space is provided on-site. A total of 16 residential units located within Lot No. 5 do not achieve 100 feet of defensible space, and instead comply with California Code Title 14 requirements by utilizing additional fire prevention construction methods, such as dual-pane, tempered windows; one-hour fire-rated exterior walls and doors; ember resistant vents; and a six-foot-tall concrete wall in between the structures and open space. Furthermore, suppression and protection capabilities will be enhanced through the Project's monetary contribution of two million dollars, as voluntarily agreed to by the applicant, to the Consolidated Fire Protection District of Los Angeles County to fund the purchase of fire engines to enhance local emergency response capabilities. More information regarding wildfire safety and resistance can be found in the environmental documents for the project. See the Wildfire Chapter and Topical in Exhibit F [EIR, Findings of Fact, Mitigation Monitoring and Reporting Program ("MMRP"), and Statement of Overriding Considerations].

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Area Plan. The Project was deemed complete on March 22, 2021, pursuant to the Housing Crisis Act, therefore, it is not required to comply with the County's updated General Plan Safety Element, which was adopted and effective on July 12, 2022. The Project's alignment with both General and Area Plan goals, objectives, and policies is described in more detail in the attached Findings (Exhibit C - Findings).

HOUSING ACCOUNTABILITY ("HAA") AND HOUSING CRISIS ("SB 330") ACTS

The HAA applies to this Project. The HAA limits a local government's ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan; Zoning; and development standards; and does not include Variances, Zone Changes, or Plan Amendments. Modifications made to the Project area are part of the

AHP and include two incentives and six waivers. The Project also includes a request to waive the street frontage of 19 lots and will create 15 smaller lots to allow the clustering approach, modified as part of the CUP for DCD, and according to County Code Section 21.52.010 (Modification or Waiver of Provisions in this Title Authorized When).
The HAA limits a local government's ability to deny, downsize, or render infeasible housing development projects, both affordable and market-rate units. According to the California Department of Housing and Community Development's Housing Accountability Act Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, downsize, or render a housing development infeasible if it complies with applicable, objective general plan and zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

> 1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).
>
> 2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys' fees and could result in substantial fines against the County in the event of an adverse court ruling. A court must award attorneys' fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of $10,000 per housing unit proposed by the Project. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disapproving housing development projects.

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took effect on January 1, 2020, and under SB 8 (effective January 1, 2022), will extend to January 1, 2030. See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of publicly held meetings do not exceed the five-meeting limit. As of January 1, 2020, five meetings will have occurred on the following dates:

1. Subdivision Committee Meeting held on April 29, 2021,
2. Subdivision Committee Meeting held on Sept. 2, 2021,
3. Subdivision Committee Meeting held on Feb 3, 2022,
4. SEATAC Meeting held on June 3, 2024, and
5. Commission hearing to be held on July 30, 2025.

SUBDIVISION AND ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements, except as modified by the incentives and waivers of AHP, and as modified according to County Code Section 21.52.010 (Modification or Waiver of Provisions in this Title Authorized When), and as part of the CUP pursuant to County Code Sections 22.158.060 (Conditions of Approval) and 22.158.070 (All Zone Regulations Apply Unless Permit is Granted). The Project is consistent with the IHO because it includes 24 for-sale units, which fulfill the affordable housing set-aside requirement for the Santa Clarita submarket area, which is five percent of the maximum baseline density, or 23 for-sale units. These set-aside units will be affordable for households with an average affordability of 135 percent AMI. Consistency findings can be found in the attached Findings (Exhibit C - Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by California Government Code Section(s) 66474 (Tentative Maps) and 66474.02 (Tentative Maps within a designated SRA or VHFHSZ) as well as County Code Section 22.102.080 (SEA CUP - Findings), Section 22.104.060 (HMA - Findings), and Section 22.158.050 (CUP - Findings and Decision). The Burden of Proof with the applicant's responses is attached (Exhibit E - Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff has determined that an Environmental Impact Report ("EIR") was necessary for the Project. This was identified in the Notice of Preparation sent to agencies and interested parties on June 16, 2022. The County received 22 comments on the Notice of Preparation during this time. In addition, a scoping meeting was held on June 29, 2022, where the County received seven comments/questions with environmental concerns. These comments were addressed in the Draft EIR. On December 10, 2024, the Draft EIR was circulated for a 60-day public review period ending on February 7, 2025. During the public review period however, the Hughes Fire presented "unusual circumstances," displacing many people from their homes and thereby potentially making it more difficult for some members of the public to timely submit comments (State CEQA Guidelines, Section 15105). Therefore, the review deadline was extended by 31 days, for a total 91-day public review period from December 10, 2024, to March 10, 2025. During this public comment period, copies of the Draft EIR and

technical appendices were made available for review and inspection at the County's main office (320 W. Temple Street, Los Angeles, CA 90012), on the County's website at: bit.ly/3xYekD8, and at the Stevenson Ranch Library.

No Impacts or Less Than Significant Impacts/Less Than Significant Impacts With Mitigation
The Draft EIR determined there are no impacts or less than significant impacts to Energy, Mineral Resources, Population/Housing, Recreation, and Utilities and Service Systems.

Environmental impacts to the following would be reduced to less than significant with mitigation: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Public Services, Tribal Cultural Resources, and Wildlife. The mitigation measures identified in the EIR are included in the Mitigation Monitoring and Reporting Program (MMRP).

In particular, the Project includes several mitigation measures to reduce SEA impacts resulting from the Project to less than significant. These include 16 preservation, avoidance, and minimization measures that have been provided as outlined in the Biota Report (MM BIO1 through BIO16), including mitigation measures specific to on- and off-site habitat preservation, preparation of conservation management plans; the provision of an endowment for the permanent maintenance of all conservation areas; and on-site habitat establishment and restoration for sensitive plants, salvage and translocation of sensitive plants, seeds, and bulbs. Measures also require biological monitoring and surveys before and during construction, demarcation of disturbance limits, invasive species prevention, and landscaping. Biologically-focused measures are also included, such as those for Crotch's bumble bee and address special status wildlife relocation; nesting bird avoidance; lighting; homeowner's restrictions; jurisdictional waters compensation; roosting bat surveys; SEA protected tree replacement/compensation; and strategically locating development as close as possible to existing urban uses/infrastructure. These have been identified as MM 4.4-1 through 4.4-16 in the EIR.

Significant and Unavoidable Impact to Transportation
The Draft EIR identifies that, after implementation of the required mitigation measures, the Project would result in significant and unavoidable environmental impacts to Transportation. This is because the Project impacts will exceed the Vehicle Miles Travelled ("VMT") threshold of 10.6 based on the County Department of Public Work's Transportation Impact Guidelines (July 23, 2020) and the Project's estimated VMT without mitigation would be 20.5 per Capita, exceeding this threshold. However, the Project includes a Transportation Demand Management ("TDM") program in the mitigation measures, which considers all feasible mitigation measures including neighborhood design elements that encourage walking, biking, and taking transit; Class III bike routes along the Projects "A" and "B" Streets and on the multi-purpose trail; and other TDM strategies such as an E-bike loaner program for

residents, and the development of trip reduction and community-based travel planning programs such ridesharing for school children. With these TDM strategies proposed, the Project's VMT impacts were only reduced by 7.45 percent from 20.5 to 19 VMT per Capita, thus still exceeding the required 10.6 threshold. The EIR concluded that no combination of feasible mitigation measures would reduce the impact below the County's threshold of significance and therefore remains a significant and unavoidable impact.

Separately, CEQA Findings of Fact and a Statement of Overriding Considerations ("SOC") were prepared for the Project. CEQA Findings of Fact are required because the Project may have significant impacts on the environment. In addition, an SOC will be necessary should the Commission decide to approve the Project because of the significant and unavoidable VMT impact. An SOC weighs the proposed project's benefits against its unavoidable environmental impacts and finds the adverse impact "acceptable" if the benefits outweigh those effects. The SOC and Findings of Fact for the Project are attached as Exhibit F to this report.

Alternatives

The Draft EIR also evaluated the following alternatives to the Project that would feasibly avoid or lessen the proposed Project's significant environmental impacts while attaining most of the proposed Project's objectives: Alternative A – No Project/No Build Alternative; Alternative B - Mixed Use Project Alternative; and Alternative C – Reduced Footprint Alternative. A detailed analysis of environmental impacts and feasibility of each alternative is included in the Draft EIR.

Comments and Responses to Comments on the Draft EIR

Staff received more than 100 comments on the Draft EIR. Approximately 20 of these comments requested an extension to the review period, which was granted as noted above. Comments in opposition of the Project cited potential impact to the community including concerns about wildfire safety and evacuation planning and protocols, particularly for senior populations. Other concerns related to impacts to open space, trails, aesthetics, traffic, air quality, greenhouse gases, water supply, wastewater, and stormwater as well as to potential impacts to SEA and biological resources including mountain lion populations and wildlife corridors. Supporters of the Project cited potential benefits to the community including much-needed new housing, the inclusion of affordable housing, proposed public trail connectivity, and the preservation of open space as part of the Project.

On July 1, 2025, the County released the Final EIR to the public, which includes the Draft EIR, all technical appendices in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all comments received, including a detailed wildfire topical, revisions to the Draft EIR and technical appendices, and the MMRP. (See Exhibit F – EIR, Findings of Fact, MMRP, and Statement of Overriding Considerations). In accordance with Public Resources Code section 21092.5, copies of the written responses to public agencies

that submitted comments during the 91-day review period were forwarded to those agencies on July 7, 2025, at least 10 days prior to certification of the Final EIR by Planning Commission. The Final EIR is available for review on Legistar at: bit.ly/3xYekD8.

Staff recommends that the Commission certify the Final EIR, adopt the MMRP, and adopt CEQA Findings of Fact and SOC.

COMMUNITY OUTREACH

The applicant provided a summary of the outreach conducted thus far for this Project. This is summarized below; however, see Exhibit O - Lyons Canyon Presentations (Applicant's Community Outreach Summary) for more detail. Per this summary, from October 2, 2020, to March 20, 2025, the applicant performed public outreach for the Project. This included approximately 20 meetings, including multiple meetings with community groups and members, local organizations, and HOAs including the Golden State Gateway Coalition, Stevenson Ranch HOA, West Ranch Town Council, Southern Oaks HOA, William S. Hart Union School District, Newhall School District, and Sunset Point community members/block captains (No HOA), Santa Clarita Valley Trail Users, and the Sierra Club. During these meetings, the applicant provided updates on the project status and timelines. The subdivider provided updates on the project status and timelines, including for buildout, as well as information on project features such as the clustering approach project footprint, the preservation of open space, oak tree mitigation, native and drought-tolerant landscaping, the multi-purpose trail and trail connectivity, improvements along The Old Road, wildfire safety and resiliency, including defensible space and home hardening, and planned contributions to the County Fire Department for the purchase of new fire equipment. The information provided was in response to community questions and concerns.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The County Subdivision Committee consists of representatives from LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health. Based on the Vesting Tentative Map and Exhibit Map/Exhibit "A", dated September 23, 2024, the Subdivision Committee cleared the Project for public hearing, with conditions of approval.
2. In a meeting held on June 3, 3024, SEATAC recommended clearance to public hearing with conditions.
3. In a letter dated July 31, 2024, the Los Angeles County Development Authority recommended approval of the Project with conditions.

B. Agency Comments and Recommendations

Staff has not received comments at the time of report preparation, other than public comments for the Draft EIR comment period. Future comments received, if any, shall be provided as part of a supplemental report.

C. Public Comments

Excluding comments received as part of the earlier Draft EIR comment period, which have been included in the EIR, Staff received two comments at the time of report preparation, including the following:

1. Letter of support from David Bossert, received via email on July 6, 2025
2. Letter in opposition from Donna Nolan, received via email on July 12, 2025

Future comments received, if any, shall be provided as part of a supplemental report.

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

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

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	VTTM No. 83301 and Exhibit Map/Exhibit "A" dated September 23, 2024
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	EIR, Findings of Fact, MMRP, and Statement of Overriding Considerations (See: bit.ly/3xYekD8)
EXHIBIT G	Informational Maps
EXHIBIT H	Project Site Photographs
EXHIBIT I	Conceptual Architectural Drawings and Landscaping Plans
EXHIBIT J	Project Site Boundary (Existing and Proposed)
EXHIBIT K	Biota (December 2024) and Protected Tree Reports (April 2024); Protected Tree Site Plan (September 23, 2024)

EXHIBIT L	Project Acreages for SEATAC and Off-site Conservation Figures (January 6, 2025)
EXHIBIT M	Slope Density Exhibits (2021/2024)
EXHIBIT N	Screening Study and Retaining Wall Exhibit for SEA Review (February 02, 2024)
EXHIBIT O	Applicant's Community Outreach Summary, from 10/2/2020 to 03/20/2025
EXHIBIT P	Public Comment received (since public noticing on June 25, 2025, through July 16, 2025)

EXHIBIT A - Vesting Tentative Tract Map and Exhibit Map/"A" No. 83301

See Legistar via this link: bit.ly/3ZRaFSg

LA COUNTY PLANNING

PROJECT SUMMARY

PROJECT NUMBER
PRJ2021-001195

HEARING DATE
July 30, 2025

REQUESTED ENTITLEMENTS
Vesting Tentative Tract Map No. 83301 (RPPL2021003061)
Conditional Use Permit No. RPPL2021003113
Oak Tree Permit No. RPPL2021003070
Administrative Housing Permit No. RPPL2021003105
Environmental Assessment No. RPPL2021003071

OWNER / APPLICANT
New Urban West (NUWI-Lyons Canyon, LLC), c/o Adam Browning

MAP/EXHIBIT DATE
September 23, 2024

PROJECT OVERVIEW

Vesting Tentative Tract Map: To create 37 lots on 233.49 gross acres, including 510 dwelling units across 290 buildings on 10 lots (462 for-sale condominium units, including 24 affordable for-sale units; and 47 senior affordable rental apartments, plus one manager's unit), 16 open space lots (12 Homeowner's Association open space lots and four natural open space lots), two lots for the recreation center, seven debris basin lots, one water tank lot, and one lot for the water purveyor, with several street frontage waiver requests. The total earth movement would be approximately 2.85 million cubic yards of grading, including the on-site project improvements. The grading would be balanced on-site, and no import or export of soil is proposed.

Conditional Use Permit ("CUP"): To authorize a density-controlled development ("DCD"), development within a Significant Ecological Area ("SEA") and Hillside Management Area ("HMA"), on-site project grading over 100,000 cubic yards, townhouses within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area) Zones, and for residential uses within the C-3-DP (General Commercial - Development Program) Zone.

Oak Tree Permit ("OTP"): To authorize impacts to 232 oak trees, including removal of 219 oak trees (including the removal of 14 heritage oak trees; and three heritage oak trees and 24 non-heritage oak trees to remain within debris basins that are counted as removals), and encroachment into the protected zone of 13 oak trees (including five heritage oak trees).

Administrative Housing Permit ("AHP"): To ensure the long-term maintenance of 71 affordable set-aside units, including 24 moderate affordable for-sale units that fulfill inclusionary zoning requirements, and 47 very low-income senior affordable rental units as part of a density bonus request. The request includes two incentives and six waivers for multi-family housing in a density-controlled development within the C-3-DP Zone and parking as a primary use in the A-2 Zone; reduced building separation on Lot No. 6; over height residential building height in the A-2 Zone; maximum retaining wall height of up to 17.5 feet within setback areas; over-height retaining walls with non-view-obscuring fences in both cut and fill conditions; and reduced rear yard setback for Lot Nos. 3 and 4.

LOCATION	ACCESS	VERY HIGH FIRE HAZARD
West of The Old Road, South of Sagecrest Circle, Santa Clarita Valley	The Old Road	Yes

ASSESSORS PARCEL NUMBERS	SITE AREA	ZONED DISTRICT
2826-022-026, -027, -035; 2826-023-014; 2826-041-039	233.49 Gross (227.34 Net) Acres	Newhall

GENERAL PLAN / AREA PLAN	PLANNING AREA	SUP DISTRICT
Santa Clarita Valley Area Plan ("Area Plan")	Santa Clarita Valley	5

LAND USE DESIGNATION	ZONE
H2 (Residential 2 - 0 to 2 Dwelling Units Per Net Acre)	A-2-1, A-2-2, RPD-1-1.4U (Residential Planned Development - One Acre Minimum Required Lot Area - Up to 1.4 Dwelling Units per Net Acre), C-3 (General Commercial), and C-3-DP

PROPOSED UNITS/LOTS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
510 Units / 37 Lots	455 Units	None

ENVIRONMENTAL DETERMINATION ("CEQA")

An Environmental Impact Report ("EIR") was prepared by the County, which concludes the proposed project will have significant and unavoidable environmental impacts to Transportation that cannot be mitigated to less than significant. There are no impacts or less than significant impacts to Energy, Mineral Resources, Population/Housing, Recreation, and Utilities and Service Systems. Environmental impacts to the following would be reduced to less than significant with mitigation: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Public Services, Tribal Cultural Resources, and Wildlife, pursuant to CEQA reporting requirements. In addition to the EIR, the County has prepared a Mitigation Measure and Reporting Program, Findings of Fact, and a Statement of Overriding Considerations.

KEY ISSUES

- Consistency with the General Plan and Area Plan, and the Subdivision Map Act, and compliance with the following portions of Title 21 and Title 22 of the County Code:
  - Section 21.24.380 (Condominiums)
  - Chapter 21.38 (Vesting Maps)
  - Section 21.52.010 (Modification or Waiver of Provisions in this Title Authorized When)
  - Section 22.16.050 (Development Standards for A-1 and A-2 Zones)
  - Chapter 22.18 (Development Standards and Regulations for the RPD Zone)
  - Chapter 22.52 (Development Program Zone)
  - Section 22.102.080.D (SEA - Findings)
  - Section 22.104.060 (HMA - Findings)Chapters 22.120 & 121 (Density Bonus) & (Inclusionary Housing Ordinance)
  - Section 22.140.170 (DCD)
  - Section 22.140.240 (Grading Projects)
  - Section 22.140.600 (Townhouses)
  - Section 22.158.050 (CUP - Findings and Decision Requirements)
  - Section 22.166.040 (AHP)
  - Section 22.174.060 (OTP - Findings)

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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
PROJECT NO. PRJ2021-001195
VESTING TENTATIVE TRACT MAP NO. 83301 (RPPL2021003061)
ENVIRONMENTAL ASSESSMENT NO. RPPL2021003071

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on July 30, 2025, in the matter of Project No. PRJ2021-001195, consisting of Vesting Tentative Tract Map ("VTTM") No. 83301 (RPPL2021003061). VTTM No. 83301 was considered together with Conditional Use Permit ("CUP") No. RPPL2021003113, Oak Tree Permit ("OTP") No. RPPL2021003070, Administrative Housing Permit ("AHP") No. RPPL2021003105, and Environmental Assessment No. RPPL2021003071, and collectively this is referred to as the "Project".

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENT REQUESTED.** The subdivider, NUWI-Lyons Canyon, LLC ("subdivider"), requests VTTM No. 83301 to create 37 lots on 233.49 gross acres, including 10 multi-family residential lots with 510 attached and detached dwelling units across 290 buildings (462 for-sale condominium units, including 24 affordable for-sale units, 47 senior affordable apartment units, and one manager's unit). The for-sale units include 253 detached dwelling units and 209 attached dwelling units or townhouses. The project also includes 16 open space lots [12 homeowner's association ("HOA") open space lots and four natural open space lots], two lots for the single-story recreation center in one building, seven debris basin lots, one water tank lot, and one lot for the water purveyor within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area), C-3 (General Commercial), C-3-DP (General Commercial - Development Program) Zones pursuant to Los Angeles County ("County") Code Section 21.38.010 (Vesting Maps). This request includes street frontage waivers for 19 lots pursuant to County Code Section 21.52.010 (Modification or Waiver of Provisions in this Title Authorized When).

4. **RELATED ENTITLEMENT**. CUP No. RPPL20214003113 is a related request for development within the Santa Susana/Simi Hills Significant Ecological Area ("SEA") and a Hillside Management Area ("HMA"), a density-controlled development ("DCD"), including 15 smaller lots, on-site project grading over 100,000 cubic yards, to allow townhouses in the A-2 Zone, and for residential development within the C-3-DP (General Commercial - Development Program) Zone pursuant to County Code Chapter 22.158 (CUPs), and Sections 22.102.080 (SEA CUP), 22.104.030 (HMA Permit Required), 22.140.170 (DCD), 22.140.240 (Grading Projects), 22.52.030.B.1 (DP Zone Land Use Regulations Residential Uses), and Table 22.16.030-B (Principal

Use Regulations for Agricultural, Open Space, Resort and Recreation, and Watershed Zones). The Project includes one parcel [Assessor's Parcel Number ("APN") 2826-041-039] that is zoned RPD-1-1.4U (Residential Planned Development - 1 to 1.4 Dwelling Units Per Acre), that will remain as natural open space therefore the CUP does not include development for a residential planned development pursuant to County Code 22.18.060 (Development Standards and Regulations for RPD). The SEA CUP includes mitigation for impacts to SEA resources and 318 SEA protected trees, including oak, walnut, cottonwood, willow, and elderberry genus. In total, impacts to the SEA protected trees require 772 replacement trees to be planted as mitigation.

5. **RELATED ENTITLEMENT.** OTP No. RPPL2021003070 is a related request for impacts to a total of 232 oak trees. It authorizes the removal of 219 oak trees (including the removal of 14 heritage oaks; and three heritage oak trees and 24 non-heritage oak trees to remain within debris basins that are counted as removals), and encroachment into the protected zone of 13 oak trees (including five heritage oaks), pursuant to County Code Section 22.174.030 (OTP - Applicability). (Impacts and mitigation for these oak trees are included in the SEA protected tree totals above.)

6. **RELATED ENTITLEMENT**. AHP No. RPPL2021003105 is a related request for the provision of 71 affordable set-aside units, which include 24 affordable for-sale units [set aside at an average of 135 percent Area Median Income ("AMI") pursuant to Section 22.121.030 (Inclusionary Housing - Applicability) and 47 senior affordable units at a very low-income senior affordable, set aside at 50 percent AMI as part of a density bonus request in accordance with County Code Section 22.120.030 (Density Bonus Applicability) and California State Density Bonus Law. This AHP includes a request for the following two incentives from the following requirements of Title 22 (Planning and Zoning) of County Code:

    a. To allow DCD in the C-3-DP Zone, which deviates from County Code Section 22.140.170.A (Density-Controlled Developments - Applicability) that restricts DCD only to certain agricultural and residential zones.
    b. To allow surface parking for very low-income senior housing as a principal use within the A-2-1 Zone, which deviates from County Code Table 22.16.030-B (Principal Use Regulations for Agricultural, Open Space, Resort and Recreation, and Watershed Zones**),** which does not list parking and/or a parking lot as a principal use.

    The AHP also includes the following six waivers:

    a. To develop multi-family housing within a DCD in the C-3-DP Zone, thereby waiving County Code Section 22.140.170C.3 (DCD - Dwelling types) which restricts the dwelling types within a DCD to single-family residences and townhomes.
    b. To allow nine feet of building separation for multi-family Lot No. 6, instead of 10 feet as required pursuant to County Code 22.10.050.A.1 (Building Separation - Distance Between Main Buildings).

c. To allow a maximum building height of 38 for residential uses only, which exceeds the maximum building height of 35 feet in the A-2 Zone pursuant to County Code Section 22.16.050.B (Development Standards for Zones A-1 and A-2 - Maximum Height).
d. To allow retaining privacy walls up to 8.5 feet, and a retaining wall height of up to 17.5 feet within setback areas along "B" Street, exceeding the six-foot-high maximum retaining wall height requirements pursuant to County Code Section 22.110.070.B.4.a. (Fences and Walls - Retaining Walls).
e. To include retaining walls topped with non-view-obscuring fences in both cut and fill conditions, waiving County Code Section 22.110.070.B.4.b (Fences and Walls - Retaining Walls Topped with Walls or Fences).
f. To reduce the rear-yard setback from 15 feet to 10 feet for Lot Nos. 3 and 4 to account for irregular lot shape and dwelling unit orientation, required pursuant to County Code Table 22.16.050-A (Minimum Yard Depths for Agricultural Zones).

7. **PREVIOUS ENTITLEMENTS.** VTTM. No. 53653, related Zone Change No. 2008-0004, CUP No. 2005-00088, OTP No. 2005-00039, and Housing Permit No. 2006-0001, often referred to as the "D.R. Horton Project", was a previously approved subdivision on the Project Site. This was approved by the County Board of Supervisors on August 25, 2009, and expired on August 25, 2021. As part of this subdivision, and pursuant to the applicable General Plan and zoning requirements in effect at that time, the D.R. Horton Project proposed to create 106 lots, including 92 single-family lots, 93 senior affordable attached for-sale units within two buildings on one multi-family lot, as well as five open space lots, six public utility lots, one park lot, and one fire station lot. A CUP was required for a DCD, development within an HMA, SEA, for residential uses within a commercial zone, for proposed on-site grading, and for a proposed DP Zone. The OTP was required for impacts to 214 oak trees including the removal of 162 oak trees (13 heritage oaks), and for encroachment into the protected zone of 52 oak trees. A Zone Change was required to rezone 9.3 acres from A-2-1 and A-2-2 to C-3-DP. Finally, the D.R. Horton Project included a housing permit for a proposed 50 percent density bonus, with proposed modifications to the building heights from 35 to 50 feet, and for a reduction in the required parking for the senior housing from 209 to 172 parking spaces. No further work or development was conducted for the D.R. Horton Project between approval and expiration.

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

9. **DEEMED COMPLETE.** This application was deemed complete on March 22, 2021. As such, it is subject to the applicable local regulations in place at that time pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).

10. **LOCATION.** The Project is located west of The Old Road, an 80-foot-wide Secondary Highway on the County Master Plan of Highways, south of Sagecrest Circle, and north of Calgrove Boulevard on five APNs 2826-041-039, 2826-023-014, 2826-022-026,

2826-022-027, and 2826-022-035, in the Santa Clarita Valley Planning Area within the Newhall Zoned District. The Project will acquire an adjacent County-owned lot (APN 2826-022-901) prior to final map recordation. The Project Site is located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

11. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 - 0 to 2 Dwelling Units Per Net Acre) land use designation of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

12. **ZONING.** The Project Site is zoned A-2-1, A-2-2, RPD-1-1.4U, C-3, and C-3-DP.

13. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H2, CM (Major Commercial)	RPD-1-1.4, O-S (Open Space), C-3	Single-Family Residences ("SFR"), Open Space/Vacant Land, Commercial/Office Uses
EAST	RL5 (Rural Land 5 – One Dwelling Unit Per Five Acres), City of Santa Clarita	A-2-2	Golden State Freeway (5), Outdoor storage, Mobile Home Park, Vacant Land
SOUTH	OS-PR (Open Space - Parks and Recreation)	O-S	Open Space, including the Rivendale Park and Open Space Area ("Rivendale")
WEST	RL20 (Rural Land 20 – One Dwelling Unit Per 20 Acres), OS-C (Open Space – Conservation)	A-2-2, O-S	Open Space

14. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 233.49 gross acres (227.4 net acres) in size and consists of five legal lots. The Project Site is located at the terminus of two main drainages that drain Lyons Canyon in the south and a small, unnamed canyon in the north, with several smaller tributaries draining minor canyons. The two watercourses merge in the northwestern portion of the northeast portion of the Project Site that directs water under The Old Road and the Golden State ("I-5") Freeway and into the

concrete channel of the South Fork of the Santa Clara River. The Project Site is irregular in shape with steep topography, and is vacant and undeveloped, including existing and unofficial, unpaved trails. The Project Site contains HMA, SEA and biological resources, and oak woodland that will be impacted. The Project Site contains slopes from flat to steep. Approximately 32.6 percent of the Project Site falls within the 0 to 24.99 percent category, 32.2. percent of the Project Site within the 25 to 49.99 percent category, and 35 percent within the 50 percent and steeper category. There is a significant ridgeline located within the southeastern portion of the Project Site that will remain in its natural state. The Project Site is also located within a VHFHSZ. Finally, the Project Site also includes an abandoned oil well that was exploratory only, never active, and capped.

B. Site Access and Circulation
The Project Site is accessible via two primary access points from The Old Road, an existing Secondary Highway on the County Master Plan of Highways. The Old Road is directly to the west of and adjacent to the I-5 Freeway. The two primary access points are to the northeast and southeast of the Project Site, and provide ingress/egress with two proposed 57- to 64-foot-wide public streets, “A Street” and “B Street”, as labeled on the Exhibit Map.

C. Internal Circulation and Multi-Purpose Trail
The proposed public streets connect to a network of 26- to 36-foot-wide private driveways and fire lanes connecting to the proposed lots. The Project includes five-foot-wide walkways throughout the Project Site, providing direct pedestrian access to all units, connecting to the proposed public streets, and to The Old Road. A 3.9-gross-acre and 28-foot-wide private driveway and fire lane surrounding the residential development will also serve as a multi-purpose trail. This multi-purpose trail system would connect to existing unpaved trails in the southern portion of the Project Site. After development of the Project, all on-site trails would be open to the public.

D. VTTM and Exhibit Map No. 83301
The VTTM and Exhibit Map No. 83301 dated September 23, 2024, depict 37 lots on 233.49 gross acres in the northern foothills of the Santa Susana Mountains within Santa Clarita Valley Planning Area. This includes 10 multi-family residential lots, 12 HOA open space lots, four natural open space lots, two lots for the recreation center, seven debris basin lots, a water tank lot, and a lot for the water purveyor. The Project Site is located south of Sagecrest Circle, west of The Old Road, and north of Calgrove Boulevard (“Project Site”) and consists of five APNs 2826-041-039, 2826-023-014, 2826-022-026, 2826-022-027, and 2826-022-035. Additionally, the Project includes the vacation of excess right-of-way along The Old Road and acquisition of adjacent County-owned APN 2826-022-901, which will be required prior to final map recordation. The development would be clustered within the northeasterly portion of the Project Site.

E. Residential Development
The Project includes the development of 510 dwelling units with a mix of two- and three-story-high attached and detached for-sale units, and a four-story affordable

senior rental apartment building. The 253 detached for-sale units, resemble detached residences, are proposed on Lot Nos. 4, 5, and 6. The 209 attached for-sale units are within 36 townhome buildings that will range from three to seven attached units proposed on Lot Nos. 2, 3, 7, 8, and 9. All for-sale dwelling units are designed with private yard areas. Building heights for all for-sale units will range from 26 to 38 feet high. The senior affordable rental housing consists of 48 dwelling units within one multi-family building and a surface parking lot proposed on Lot Nos. 10 and 11. The building height will be 45 feet high for the senior affordable rental apartment building. All dwelling units will range in size from one to four bedrooms that are approximately 522 to 2,140 net square feet in size, designed in Spanish Modern, Wrightian, and Irving Gil styles.

F. Project Amenities

The Project includes a 4,540 square-foot single-story recreation center on Lot Nos. 12 and 13. The recreation center will include many community amenities, including a fitness room, conference room, study, dining, kitchen spaces, and an outdoor pool. In total, the development includes 291 buildings. The Project also includes the following features and amenities: two 57- to 64-foot-wide on-site public streets, 26- to 36-foot-wide private driveways and fire lanes providing internal circulation and vehicular access to all units, five-foot-wide pedestrian walkways throughout the development, and parklets throughout all residential lots. A 3.9-gross-acre and 28-foot-wide multi-purpose trail and private driveway and fire lane surrounds the residential lots, connecting to existing County trails. The multi-purpose trail will be gated for vehicular access, but open to the public and ungated for pedestrian access.

G. Other Project Components

The Project includes concrete block walls and privacy fencing from 3.5 to six feet high and several retaining walls from about two to 17.5 feet high. There are several existing and proposed access and utility easements on the Project Site. The existing easements will remain. Other Project components include sidewalk improvements along the Project's frontage, a retaining wall adjacent to The Old Road directly east of the Project Site, improvements to The Old Road fronting the Project Site, and removal of vegetation (brush thinning) within the fuel modification zone off-site. The Project would also include several off-site utility infrastructure component improvements, upsizing of existing sewer pipelines, and the construction of three manholes within The Old Road. Additionally, as noted above, the Project includes the vacation of excess right-of-way of The Old Road and the acquisition of an adjacent County-owned parcel.

The Project includes requests for street frontage waivers for 19 lots modified as part of County Code Title 21 (Subdivisions) and will create 15 smaller lots to encourage clustering as part of the CUP. The Project's smaller lots and street frontage waivers facilitate the DCD and clustering approach and allow the creation of separate lots within one zone opposed rather than irregular lot lines or split by zoning. The clustering approach as part of the DCD also reduces impacts to both SEA and HMA resources and preserves an existing significant ridgeline within the southeastern portion of the Project Site, where no development is proposed.

H. Lot Phasing

The Project proposes seven phases for the creation of lots as part of the subdivision. Phase 1 includes 15 natural and HOA open spaces, all except for one (Lot No. 1), and all seven debris basin lots, the water tank and purveyor lots, and the two recreation center lots, including the surface parking lot. This includes approximately 177.14 gross acres of natural and improved open space and no dwelling units. Phase 2 includes the development of the multi-family senior housing lot and surface parking, for a total of 48 rental units. Phase 3 includes the remaining HOA open space lot, Lot No. 1, and residential Lot Nos. 2 and 3, for a total of 107 attached for-sale units, and 0.04 gross acres of improved open space. Phase 2 includes for-sale Lot No. 4 for a total of 105 detached for-sale units. Phase 5 includes Lot No. 5 and a total of 70 detached for-sale units. Phase 6 includes Lot No. 6 and a total of 78 detached for-sale units. Phase 7 includes Lot Nos. 7, 8, and 9 for a total of 102 attached for-sale units. The AHP requires that the 24 affordable for-sale units with an average affordability be distributed evenly throughout all condominium for-sale lots (Lot Nos. 2 through 9).

I. Parking

The Project meets required parking standards, including a two-car garage for each proposed condominium dwelling unit, two surface parking lots, one for the senior apartment dwelling units and one for recreation center, for a total of 1,256 vehicle parking spaces. This includes 972 resident (924 covered and 48 uncovered) and 284 uncovered guest parking spaces throughout the development, including 12 accessible parking spaces. The Project shall also include the required bicycle parking with approximately 161 bicycle parking spaces (30 short-term and 131 long-term spaces).

J. Natural and Improved Open Space

The Project is surrounded by open space and vacant and undeveloped land to the north, west, and south. All development will be clustered in the northeast portion of the Project Site, predominantly within the least steep slopes with a grade of 24.99 percent or less, reducing the Project's footprint and preserving steeper slopes as well as open space, including a significant ridgeline in the southeastern portion of the Project Site. Over 75 percent of the Project Site, a total of 178.5 gross acres, will be natural and improved HOA open space. This includes 28.2 gross acres of improved open space (12 percent of the Project Site), including landscaping, parkways, dog parks, and parklets; and 150.3 gross acres of natural and undisturbed open space (approximately 64.4 percent). The Project will also preserve 466.7 gross acres off-site on six lots to the west of the Project Site by establishing a one-million-dollar endowment for its long-term maintenance in agreement with the Mountain Recreation and Conservation Authority ("MRCA"), the anticipated conservation easement holder. See Exhibit L (Project Acreages for SEA Technical Advisory Committee ("SEATAC") and Off-site Conservation Figures) for more information on both the on- and off-site natural open space. In total, the Project includes the preservation of 611.1 gross acres of natural open

space in perpetuity as part of a conservation easement. The Project would plant a total of 1,628 trees (856 ornamental trees and 772 native/mitigation replacement trees) within the conservation and landscaped areas, fulfilling all tree planting requirements for the OTP, SEA CUP, and on-site tree planting requirements. The Project will also be required to submit detailed landscaping plans, and the future HOA will be responsible for managing the on-site improved open spaces.

K. Grading

The total earth movement would be approximately 2,845,000 cubic yards, including the on-site Project components and the off-site adjacent lot adjacent to The Old Road that includes manufactured slopes. The Project requires approximately 1,500,000 cubic yards of cut and 1,300,000 cubic yards of fill for a total of 2,800,000 cubic yards of grading with 1,345,000 cubic yards of over excavation, which is expected to shrink by 15 percent by approximately 200,000 cubic yards. The grading would be balanced on-site, and no import or export of soil is proposed.

L. SEA Protected Trees, including Oaks

The related SEA CUP is required for impacts to a total of 334 SEA protected trees (265 removals, and 53 within a proposed debris basin, and 16 encroachments). All trees within proposed debris basins are considered as removals for the purposes of mitigation requirements. Specifically, there are impacts to 312 non-heritage SEA-protected trees including oak, walnut, cottonwood, willow, and elderberry trees (251 removals, 50 trees located within debris basins, and 11 encroachments) and to 22 heritage oak trees (14 removals, three trees located within debris basins, and five encroachments). The removal of 265 SEA protected trees and impacts to 53 trees within a proposed debris basin, amounting to 318 trees, would require planting of 772 native/mitigation replacement trees within the conservation and landscaped areas on-site. The Project would plant a total of 1,628 trees (856 ornamental trees and 772 native/mitigation replacement trees) within the conservation and landscaped areas fulfilling all tree planting requirements for the OTP, SEA CUP and on-site tree planting requirements. The Project will also be required to submit detailed landscaping plans, and the future HOA will be responsible for managing the on-site improved open spaces. Finally, it is important to note that 849 trees were identified on the Project Site, and as noted, 334 trees would be impacted. The remaining 551 existing trees will be preserved and incorporated into Project Site's landscaping. This preserves 61 percent of the on-site trees.

M. VHFHSZ

The Project Site is located within a designated SRA and VHFHSZ. The Project has been designed to be a more fire-resistant community including many features aimed at reducing potential impacts from wildfire hazards, including the site design and orientation oriented towards the northeast portion of the Project Site and the inclusion of two points of ingress/egress from The Old Road as well as the incorporation of the multi-purpose trail around the residential development forming a break and buffer between improved and natural open space areas to the west and south. All private driveways also serve as fire lanes, and the Project will be required to comply with all applicable permitting, building, and fire code requirements.

N. Condominium Project
The Project includes 462 condominium units, which will range in height from 26 to 38 feet high. The attached condominiums, or townhouses, will range from three to seven attached units in a building and are proposed on Lot Nos. 2, 3, 7, 8, and 9. The detached condominiums, which resemble SFRs, are proposed on Lot Nos. 4, 5, and 6. The Project meets the Healthy Design Ordinance requirements including five-foot-wide pedestrian walkways for internal connectivity and access. All common areas will be managed by the future HOA. Furthermore, 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.

O. Affordable Housing
As part of the related AHP, the Project includes 71 affordable set-aside units total, 24 for-sale condominium units in compliance with the IHO and 47 senior affordable rental units as part of a Density Bonus request, with two incentives and six waivers.

15. **CEQA DETERMINATION.**
LA County staff ("Staff") has determined that an Environmental Impact Report ("EIR") was necessary for the Project. This was identified in the Notice of Preparation sent to agencies and interested parties on June 16, 2022. On December 10, 2024, the Draft EIR was circulated for a 60-day public review period ending on February 7, 2025. However, the Hughes Fire presented "unusual circumstances," displacing many people from their homes and thereby potentially making it more difficult for some members of the public to timely submit comments (State CEQA Guidelines, Section 15105). Therefore, the review deadline was extended by 31 days, for total 91-day public review period from December 10, 2024, to March 10, 2025.

Significant and Unavoidable Impact to Transportation
The Draft EIR identifies that after implementation of the required mitigation measures the Project would result in significant and unavoidable environmental impacts to Transportation. This is because the Project impacts will exceed the Vehicle Miles Travelled ("VMT") threshold of 10.6 based on the County Department of Public Work's Transportation Impact Guidelines (July 23, 2020) and the Project's estimated VMT without mitigation would be 20.5 per Capita, exceeding this threshold. However, the Project includes a Transportation Demand Management ("TDM") program in the mitigation measures, which consider all feasible mitigation measures including neighborhood design elements that encourage walking, biking, and taking transit, Class III bike routes along the Projects "A" and "B" Streets and on the multi-purpose trail, and other TDM strategies such as an E-bike loaner program for residents, and the development of trip reduction and community-based travel planning programs such ridesharing for school children. With these TDM strategies proposed, the Project's VMT impacts were only marginally reduced from 20.5 to 19 VMT per Capita, thus still exceeding the required 10.6 threshold. The EIR concluded that no combination of

feasible mitigation measures would reduce the impact below the County's threshold of significance.

No Impacts or Less Than Significant Impacts/Less Than Significant Impacts With Mitigation

There are no impacts or less than significant impacts to Energy, Mineral Resources, Population/Housing, Recreation, and Utilities and Service Systems. Environmental impacts to the following would be reduced to less than significant with mitigation: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Public Services, Tribal Cultural Resources, and Wildlife.

The Project includes several mitigation measures to reduce SEA impacts resulting from the Project to less than significant. These include 15 preservation, avoidance, and minimization measures have been provided as outlined in the Biota Report (MM BIO-1 through BIO-16), including mitigation measures specific to on- and off-site habitat preservation, preparation of conservation management plans; the provision of an endowment for the permanent maintenance of all conservation areas; on-site habitat establishment and restoration for sensitive plants, salvage and translocation of sensitive plants, seeds, and bulbs. Measures are also included for biological monitoring and surveys before and during construction, demarcation of disturbance limits, invasive species prevention, and landscaping. Biologically- focused measures include those for Crotch's bumble bee, special status wildlife relocation, nesting bird avoidance, lighting, homeowner's restrictions, jurisdictional waters compensation, roosting bat surveys, and SEA protected tree replacement/compensation; and strategically locating development as close as possible to existing urban uses/infrastructure. These have been identified as MM 4.4-1 through 4.4-16 in the EIR.

Responses to Comments on the Draft EIR

Staff received over 100 comments on the Draft EIR. About 20 of these comments requested an extension to the review period, which was granted, as noted above. Comments in opposition of the Project cited potential impact to the community including concerns about wildfire safety and evacuation planning and protocols, particularly for senior populations. Other concerns related to impacts to open space, trails, aesthetics, traffic, air quality, greenhouse gases, water supply, wastewater, and stormwater, as well as to potential impacts to SEA and Biological resources including mountain lion populations, and wildlife corridors. Supporters of the Project cited potential benefits to the community including much-needed new housing, the inclusion of affordable housing, proposed public trail connectivity, and the preservation of open space as part of the Project. The Final EIR includes written responses to all comments received, including a detailed wildfire topical. In addition, the County has prepared CEQA Findings of Fact, Mitigation Monitoring and Reporting Program ("MMRP"), and Statement of Overriding Considerations.

16. **COMMUNITY OUTREACH.** Per the subdivider's community outreach summary, from October 2, 2020, to March 20, 2025, prior to the Commission's public hearing on the Project, the subdivider performed public outreach for the Project. This included approximately 20 meetings, including multiple meetings with community groups and members, local organizations, and HOAs including the Golden State Gateway Coalition, Stevenson Ranch HOA, West Ranch Town Council, Southern Oaks HOA, William S. Hart Union School District, Newhall School District, Sunset Point community members/block captains (No HOA), Santa Clarita Valley Trail Users, and the Sierra Club. The subdivider provided updates on the project status and timelines, including for buildout, as well as information on project features such as the clustering approach project footprint, the preservation of open space, oak tree mitigation, native and drought-tolerant landscaping, the multi-purpose trail and trail connectivity, improvements along The Old Road, wildfire safety and resiliency (including defensible space and home hardening, and planned contributions to the County Fire Department ("Fire") for the purchase of new fire equipment. The information provided was in response to community questions and concerns.

17. **PUBLIC COMMENTS.** Excluding comments received as part of the earlier Draft EIR comment period, which have been included in the EIR, Staff received two comments at the time of report preparation, including the following: (1) a letter of support from David Bossert, received via email on July 6, 2025, and (2) a letter in opposition from Donna Nolan, received via email on July 12, 2025. Future comments received, if any, shall be provided as part of a supplemental report.

18. **AGENCY RECOMMENDATIONS.**
    A. The County Subdivision Committee consists of representatives from LA County Planning and the County Departments of Public Works ("Public Works"), Fire, Parks and Recreation, and Public Health. Based on VTTM and Exhibit Map dated September 23, 2024, the Subdivision Committee cleared the Project for public hearing.

    B. In a meeting held on June 3, 3024, SEATAC recommended clearance to public hearing with conditions.

    C. In a letter dated July 31, 2024, the Los Angeles County Development Authority recommended approval of the Project with conditions.

19. **LEGAL NOTIFICATION.** Pursuant to Sections 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, newspaper (Santa Clarita Valley Signal) publication, and property posting. On June 26, 2025, Staff mailed a total of 283 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot-wide radius as well as other agencies and interested parties, including 25 organizations and individuals on the Newhall Zoned District courtesy list. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

20. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the H2 land use designation is intended for residential neighborhoods at densities that require urban services. These neighborhoods are intended to provide a transition between higher density, urban development and rural communities throughout the Area Plan, and this designation is appropriate in such urban and rural interface areas. The H2 land use designation includes SFRs and other residential uses at a maximum density of two dwelling units per one acre. Given the Project's net acreage of approximately 227.4 acres, the maximum allowable density on the Project Site is 455 dwelling units.

    The Commission further finds that the General Plan permits deviations to the Land Use Legend and Land Use Policy Map, such as an increase in density above the maximum allowable density. These include the allowance of density bonuses for affordable and senior citizen housing, as part of an AHP, implementing the housing goals of the General Plan. Given the provision of 47 affordable senior rental units for very low-income (50 percent AMI) levels, or an approximate 10 percent set aside, the Commission further finds that the Project may benefit from a density bonus of up to a 32.5 percent increase in density pursuant to County Code Table 22.120.050-A (Affordable Housing Set Asides and Density Bonuses), bringing the maximum allowable density on the Project Site to 603 dwellings. The Commission finds that the full density bonus is not proposed to be utilized, as the Project opts to include an approximate 12 percent density bonus (less than half of the allowable increase), resulting in a total of 510 dwelling units. Residential development (residential lots only) is clustered on 41.5 gross acres as part of the DCD, representing less than 18 percent of the total gross Project area.

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

    Conservation and Natural Resources Element ("C/NR")

    Goal C/NR 1. Open space areas that meet the diverse needs of Los Angeles County.

    - *Policy C/NR 1.1. Implement programs and policies that enforce the responsible stewardship and preservation of dedicated open space areas.*

      The Project would include approximately 178.5 gross acres of preserved open space, including natural (150.3 gross acres) and improved (28.2 gross acres) open space at the Project Site. The future HOA will manage the improved open space for the Project. On-site easements for trails and trail connections would be maintained by the Parks and Recreation.

    - *Policy C/NR 1.6. Prioritize open space acquisitions for available lands that contain unique ecological features, streams, watersheds, woodlands, grasslands, and/or offer linkages that enhance wildlife movements and genetic diversity.*

The Project includes the acquisition of six off-site lots to the west of the Project Site totaling 466.7 gross acres within the same SEA and containing SEA resources, to be placed in a conservation easement in perpetuity. This includes the establishment of a one-million-dollar endowment for its long-term maintenance in agreement with the MRCA, the anticipated conservation easement holder.

Goal C/NR 3. Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.

- *Policy C/NR 3.9. Consider the following in the design of a project that is located within an SEA, to the greatest extent feasible: Preservation of biologically valuable habitats, species, wildlife corridors and linkages; Protection of sensitive resources on the site within open space; Protection of water sources from hydromodification in order to maintain the ecological function of riparian habitats; Placement of the development in the least biologically sensitive areas on the site (prioritize the preservation or avoidance of the most sensitive biological resources on-site); Design required open spaces to retain contiguous undisturbed open space*

  The Project would minimize development within the SEA by using a DCD design that reduces the size of lots in the northeast portion of the Project Site. The Project's on-site impact area (including the Project development footprint, debris basins, and fuel modification zones ("FMZ") would total approximately 83.2 gross acres. As a result, a majority of the Project Site's approximate 233.49 gross acres would be undisturbed natural open space, thus preserving sensitive resources, such as riparian woodland and oak woodlands, on the upland portion of the Project Site. In addition, this natural open space would be contiguous with existing natural open space to the south, east, and west of the Project Site, thus providing linkages for wildlife to these areas. Finally, rainwater runoff would be captured in the seven proposed debris and desilting basins, on Lot Nos. 14, 15, 19, and 33 through 36, which would be designed to retain and diffuse the flows to the existing system downstream. The Project includes several mitigation measures to reduce SEA impacts resulting from the Project to less than significant. The Project is consistent with the SEA Ordinance as modified based on biological recommendations from SEATAC, and adequacy of the Biota Report.

  Although the Project Site is located at the interface of undeveloped lands and existing development, it encompasses the northern 1,500 feet of a County-designated wildlife corridor, which provides movement for highly mobile species such as mountain lion, deer, and badger, from lands associated with the SEA to undeveloped lands associated with the San Gabriel Mountains further east. Wildlife movement from northwest and west to the south is expected to be unimpeded by the Project since there are geographic features (ridges and canyons), with hiking trails, within the Conservation Area that have connectivity to Rivendale, which is adjacent to the open space in Towsley Canyon.

Housing Element ("H")

Goal H 3. A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.

- *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.*

  The Project will provide a diverse mix of housing types for various incomes. In addition to providing 438 attached and detached condominium units as market-rate housing, the Project includes the development of 71 deed-restricted for-sale and rental affordable units, representing 14 percent of the total 510 dwelling units on-site. Specifically, the Project includes 24 middle-income for-sale condominium units (averaging 135 percent AMI), and 47 very low-income senior housing units (50 percent AMI), thus increasing the diversity of housing types in the Santa Clarita Valley and the County.

Goal H 11. Alignment of housing production with state and local sustainability goals in order to protect natural resources, reduce greenhouse gas emissions, and foster climate resilience.

- *Policy 11.2. Ensure consistency with the County's Green Building Standards (Title 31) to enhance building design and construction and encourage sustainable building practices*

  The Project would comply with 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.

Land Use Element ("LU")

Goal LU 3. A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.

- *Policy LU 3.1. Encourage the protection and conservation of areas with natural resources, and SEAs.*

  The Project Site is within a designated SEA and HMA. The Project would cluster development on the northeast portion of the Project Site, near existing development and infrastructure, minimizing development and impacts to natural resources within the SEA and to the steepest slopes with the HMA. Clustering results in reduced grading and will result in a total of 178.5 gross acres of improved (28.2 gross acres) and natural open space (150.3 gross acres) on the Project Site. This is over 75 percent of the Project Site. In total, the Project will result in the preservation of 611.1 gross acres of natural open space, both on-site (144.4 acres of the 150.3 acres) and off-site (466.7 acres) in perpetuity as part of a conservation

easement. Additionally, the Project will also plant 1,628 trees (856 ornamental trees and 772 mitigation trees).

The Project would reduce impacts to federal and State-listed species by providing on-site habitat preservation, as detailed in the Biota Report and Biological Resources Section of the EIR. The Project includes several mitigation measures to reduce SEA impacts resulting from the Project to less than significant. These include 16 preservation, avoidance, and minimization measures have been provided as outlined in the Biota Report (MM 4.4-1-1 through 4.4-16), including requiring pre-construction surveys, plantings, and biological monitoring during construction; measures protecting against invasive species establishment and spread; the preparation of conservation management plans; the provision of an endowment for the permanent maintenance of all Conservation Areas; nesting bird avoidance; conducting a special status plant seed and bulb survey; and strategically locating development as close as possible to existing urban uses/infrastructure. The Project is consistent with the SEA Ordinance as modified based on biological recommendations from SEATAC, and adequacy of the Biota Report. The Project requires an OTP and an SEA CUP for the removal of SEA-protected trees. With approval of the SEA CUP, the Project's proposed residential design would protect natural and SEA resources.

Additionally, the Project demonstrates compliance with the County's Hillside Design Guidelines by including a variety of the recommended design strategies for site planning, grading and facilities, road circulation, building design, and landscaping. More specifically, these include locating more than 50 percent of the development footprint on the flattest portion of the Project Site; designing buildings to all face a private drive roadway or be are served by an alley and face an open space; siting developed areas away from the mapped significant ridgeline in the southeastern portion of the Project Site and open spaces to preserve unique slopes and hillsides; providing an excess of open space when considered the off-site conservation easement; using contoured grading that match existing topography; locating the water tank at an elevation that is 1,530 feet high and the nearest hilltop within 500 feet is 1,590 feet high, so 60 feet above; locating the water tank at the rear of Project Site, far from public views, and hidden by graded slopes; by providing two points of access with public streets "A" Street and "B" Street that are curved with undulating patterns to mimic the natural surrounding contours; and having more than 50 percent of the roadways within the Project designed as private driveways and fire lanes, thus reducing the development footprint and paving area. Additional Project aspects that comply with the Hillside Design Guidelines include massing articulation, pop-outs and cantilevers used appropriately as shown on architectural elevations; using three architectural styles (Spanish Modern, Irving Gill, and Wrightian) applied throughout the Project Site for variety; impacting only 334 trees of the 849 trees identified on-site, resulting in the retention and preservation of 61 percent of the on-site trees (515 existing trees), which will be incorporated into site landscaping; and using low water use plant species, with moderate water use plants to follow fuel modification guidelines.

The Project proposes a number of amenities to residents and to the surrounding community, including abundant open space and an extensive trail network connecting the public to the Project's open space and adjacent off-site trail networks and open space. With implementation of mitigation measures in the EIR and MMRP, and approved CUPs, the Project would not conflict with this policy.

Goal LU 9. Land use patterns and community infrastructure that promote health and wellness.

- *Policy LU 9.2. Design development adjacent to natural features in a sensitive manner to complement the natural environment.*

  The Project would provide open space contiguous to existing open space to the west, south, and east of the Project Site's boundary. In addition, the Project Site would buffer the retained Lyon Canyon drainage and oak woodland resources from the proposed development area. The Project would enhance the natural vegetation within the dedicated open space with plantings of additional oak and SEA-protected trees and removal of invasive species as part of the Project and SEA resource preservation, as detailed in the Biological Resources Section of the EIR. By clustering development and preserving the vast majority of the Project Site as open space, the Project has designed development adjacent to natural features in a sensitive manner to complement the natural environment, such as by creating contiguous natural open space lots around the development. Additionally, the Project includes a multi-purpose trail that also serves as a break and buffer from the natural open space and vacant land surrounding the Project Site. This, and internal walkways, and parklets to encourage and support pedestrian activity. Finally, the Project includes other design features such as internal walkways, recreation center, swimming pool, parklets, and bicycle parking, creating community infrastructure that promotes health and wellness.

Parks and Recreation Element ("P/R")

Goal P/R 1. Enhanced active and passive park and recreation opportunities for all users.

- *Policy P/R 1.2. Provide additional active and passive recreation opportunities based on a community's setting, and recreational needs and preferences.*
- *Policy P/R 4.3. Develop a network of feeder trails into regional trails.*

Goal P/R 4. Improved accessibility and connectivity to a comprehensive trail system including rivers, greenways, and community linkages.

- *Policy P/R 4.4. Maintain and design multi-purpose trails in ways that minimize circulation conflicts among trail users.*

The Commission finds that the Project provides a network of internal walkways and a 3.9-gross acre multi-purpose trail surrounding the residential development that

connects to existing County trails, which are a part of a larger regional trail network. The Commission finds that this will improve accessibility, connectivity, and community linkages, creating a more comprehensive trail network. The Commission also finds that the Project includes natural and improved open space, including discrete parklets throughout all the residential lots. Finally, the Commission finds that the Project is developed with improved and natural open space that is adjacent to Taylor Trail Wilderness and Open Space, and Rivendale, on the southeast, and Santa Clarita Woodlands Park, which includes Ed Davis Park in Towsley Canyon, on the southwest.

Safety Element 2015 ("S")

Goal S 1. An effective regulatory system that prevents or minimizes personal injury, loss of life and property damage due to seismic and geotechnical hazards.

- *Policy S 1.1. Discourage development in Seismic Hazard and Alquist-Priolo Earthquake Fault Zones.*
- *Policy S 1.2. Prohibit the construction of most structures for human occupancy adjacent to active faults until a comprehensive fault study that addresses the potential for fault rupture has been completed.*

The Commission finds that the Project Site is not located in a Seismic Hazard or Alquist-Priolo Earthquake Fault Zone, and no known active or potentially active faults exist within the Project Site. The Commission finds that there are no Holocene-active faults that intersect or are within close proximity to the Project Site, and that the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone.

- *Policy S 1.3. Require developments to mitigate geotechnical hazards, such as soil instability and landsliding, in Hillside Management Areas through siting and development standards.*

The Commission finds that because the Project Site is in an HMA this requires a CUP and compliance with Hillside Design Guidelines to ensure appropriate Project siting and design. The Draft EIR and Geotechnical Report prepared for the Project recommends several measures to reduce slope instability, such as the removal of potential debris material, building setbacks from ascending slopes, reduction and control of drainage on debris material, construction of debris basins, and the construction of an impact wall. These recommendations would be incorporated within the final Project design, as required by the applicable building codes. Additionally, approximately 150.3 gross acres of the Project Site would be natural open space. As such, most of the Project Site that is located in HMAs would be retained in its natural condition and not developed.

Goal S 2. An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to flood and inundation hazards.

- *Policy S 2.1. Discourage development in the County's Flood Hazard Zones.*
- *Policy S 2.2. Discourage development from locating downslope from aqueducts.*
- *Policy S 2.4. Ensure that developments located within the County's Flood Hazard Zones are sited and designed to avoid isolation from essential services and facilities in the event of flooding.*

The Commission finds that the Project Site is not located downslope from an aqueduct. The Commission further finds that the Project Site's lowland areas, located in the northeastern portion of the site, are situated in a 100-year flood zone (Zone A). To minimize risks of flood damage, the Project would result in the clustering of development to allow for engineered slopes and other safety measures that would minimize risk from floods in the developed portion of the Project Site. This includes an engineered storm drainage system to collect and treat runoff from developed portions of the site and provide flood control protection by constructing four new detention basins and a new flood control channel, which would reduce stormwater flows from the Project Site and convey them to the existing culvert under I-5. This proposed drainage system would be designed to meet the County's flood control standards to protect the development as well as the remaining floodplain that could be affected by the modification. Since the flood plain would be modified by the Project, the Federal Emergency Management Agency ("FEMA") will need to issue a Conditional Letter of Map Revision ("CLOMR), prior to the approval of storm drain plans and construction of the proposed channel and basins. Upon completion, FEMA would also need to issue a Letter of Map Revision ("LOMR") for the removal the northern portion of the Project Site west of the Caltrans culvert from the FEMA Flood Zone A designation. The LOMR would ensure that when the Project site is removed from the flood plain it is designed to ensure that downstream flood impacts are not increased. As a result, the Project Site would not be isolated from access to essential services and facilities in the event of a flood.

- *Policy S 2.5. Ensure that the mitigation of flood-related property damage and loss limits impacts to biological and other resources.*

The Commission finds that the Project does not include mitigation for flood-related property damage or loss and as such would not conflict with this policy. However, the Project does include mitigation for direct impacts to aquatic resources. Impacts to jurisdictional aquatic resources, including streams and riparian habitat are fully mitigated as part of the MMRP and would reduce the Project's impacts to jurisdictional aquatic resources to less than significant.

- *Policy S 2.6. Work cooperatively with public agencies with responsibility for flood protection, and with stakeholders in planning for flood and inundation hazards.*

The Commission finds that the Project subdivider will work cooperatively with all applicable public agencies with responsibility for flood protection and with stakeholders for flood and inundation hazards, including the County and FEMA. As discussed above, a LOMR would be processed through and approved by FEMA upon

completion of the drainage improvements to officially remove the Project Site from being within the Special Flood Hazard Area. The County's Floodway Map would also be revised in accordance with Public Work's Floodplain Management Plan requirements, which includes measures to review and update flood risk hazards when new data becomes available.

Goal S 3. An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.

- *Policy S 3.1. Discourage high-density and intensity development in VHFHSZs.*

The Commission finds that the Project would cluster development in the northeastern portion of the Project Site, minimizing the size of the development footprint as part of the DCD CUP and clustering approach, while still maintaining conformity with the permitted density of the H2 designation.

- *Policy S 3.3. Ensure that the mitigation of fire-related property damage and loss in Fire Hazard Severity Zone ("FHSZ") limits impacts to biological and other resources.*

The Commission finds that Project includes FMZs in accordance with all applicable state and local defensible space requirements. An FMZ is a specific area where vegetation has been removed, planted, or modified to increase the likelihood that a structure will survive a wildfire; to improve defensible space around that structure needed for firefighting activities; and to prevent direct flame contact with structures. In order to provide a conservative analysis, the Draft EIR considers FMZs to be impacted areas for the purposes of biological resource impacts and its associated mitigation requirements. Importantly, FMZs are open spaces that are not developed with structures and do still function to support locally present plant and wildlife species as well as other important ecosystem services. All biological resource associated impacts are fully mitigated to a less than significant as detailed in the Biological Resources Chapter of the Draft EIR**.** The Project would also cluster development in the northeastern portion of the Project Site, thereby minimizing the development footprint and the required FMZs adjacent to wildland areas at the Project Site.

- *Policy S 3.4. Reduce the risk of wildland fire hazards through the use of regulations and performance standards, such as fire-resistant building materials, vegetation management, fuel modification and other fire hazard reduction programs**.***

The Commission finds that the Project would be required to comply with all County Building and Fire codes that are applicable at the time of building permit approval and construction, which California Fire Code, Chapter 7A of the California Building Code. These codes include provisions for fuel modification, use of ignition-resistant building materials, and defensible space for fire prevention and safety to aid in the protection of residents and structures. In addition to ignition-resistant construction measures, including ember-resistant vents to minimize the potential for structure fires from airborne embers, the Project has provided a customized fuel modification plan that

includes 200-foot-wide FMZs to meet Fire Code. Additionally, when the full 200-foot-wide FMZ is not achievable on-site, the neighboring property will be required to provide brush thinning to achieve the remaining fuel modification (e.g., the on-site fuel modification is 150 feet, the neighboring property would be required to provide brush thinning for the remaining 50 feet). Further, where the full 200 feet of fuel modification is not maintained by the Project, the Project would provide enhanced construction features (e.g., walls, windows, and vents).

- *Policy S 3.5. Encourage the use of low-volume and well-maintained vegetation that is compatible with the area's natural vegetative habitats.*

The Commission finds that the Project will be required to install landscaping with native, drought-tolerant, and climatically appropriate species**.**

- *Policy S 3.7. Site and design developments located within FHSZs, such as in areas located near ridgelines and on hilltops, in a sensitive manner to reduce the wildfire risk.*

The Commission finds that the Project would incorporate new infrastructure to ensure fire safety, including a new two-million-gallon water tank to ensure reliable fire flow water pressure for the new residential structures, fire hydrants, and an emergency access road. The development of the proposed dwelling units and buildings on-site would be required to comply with Chapter 7 of the California Fire Code, which requires the use of ignition-resistant building materials, smoke barriers, sprinkler systems, fire protection systems, and door and window designs to avoid ember intrusion. The Project would provide emergency vehicle access via proposed public streets "A" and "B", in addition to a private driveway and fire lane surrounding the development that would be used for access for emergency and maintenance vehicles. The Project includes an ingress/ingress easement for the property west of the Project Site. Consistent with County Code Title 21 (Subdivisions) and access requirements of the County Fire Code, the Project's roadways would meet all County access requirements for new residential development in a VHFHSZ.

Goal S 4. Effective County emergency response management capabilities.

- *Policy S 4.3. Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning.*

The Commission finds that in compliance with Fire and CEQA requirements, a Wildfire Evacuation Plan was prepared for the Project and included in the EIR as Appendix M-1. The Wildfire Evacuation Plan details several mitigation measures including a Wildfire Education Program to provide information to occupants regarding notifying the County Office of Emergency Management of special needs occupants so that accommodations for their notification (e.g., Accessible Alert LA County, Community Emergency Response Team programs, etc.), and transportation or other special requirements can be provided during an emergency evacuation. Occupants would be

advised of their options during an emergency by law enforcement or fire officials. Additionally, mitigation measures will require the establishment of a Fire Safety Coordinator position as part of the HOA Board who would be responsible for preparing and implementing an educational program with wildfire-related information to be provided to all on-site residents, including residents of the senior housing apartment complex. The Fire Safety Coordinator/committee shall be responsible for creating a senior housing carpool program that shall ensure that all seniors who are not able to safely evacuate on their own, including mobility-challenged individuals, are accounted for and transported during an emergency evacuation.

- *Policy S 4.5. Ensure that there are adequate resources, such as sheriff and fire services, for emergency response.*

The Commission finds that the Project would be required to pay the County's law enforcement facilities mitigation fee per County Code Chapter 22.266 (Law Enforcement Facilities Fee) if in effect, which explicitly applies to the unincorporated urban expansion areas of Santa Clarita. 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. In addition to this, the Commission finds that the subdivider has voluntarily agreed to pay an additional monetary contribution of two million dollars to the Consolidated Fire Protection District of Los Angeles County to fund the purchase of fire engines to enhance local emergency response, suppression, and protection capabilities.

Public Services and Facilities Element ("PS/F")

Goal PS/F 6. A County with adequate public utilities.

- *Policy PS/F 6.6. Encourage the construction of utilities underground, where feasible.*
- *Policy PS/F 6.7. Discourage above-ground electrical distribution and transmission lines in hazard areas*

The Commission finds that to ensure that the Project will be required to underground all transmission lines and public utilities, including those along The Old Road along the Project's frontage.

Goal PS/F 8. A Comprehensive public library system facilities

- *Policy PS/F 8.2. Support library mitigation fees that adequately address the impacts of new development.*

The Commission finds that to ensure that the Project pays its fair share of costs, the Subdivider would comply with the Developer Fee Program for the LACL, as provided in County Code Section 22.264.050 (Library Facilities Mitigation Fee).

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

Area Plan – Circulation Element ("C")

Area Plan - Objective C-1.1. Provide multi-modal circulation systems that move people and goods efficiently while protecting environmental resources and quality of life.

- *Area Plan - Policy C-1.1.4. Promote public health through provision of safe, pleasant, and accessible walkways, bikeways, and multi-purpose trail systems for residents.*

The Commission finds that the Project fosters pedestrian connectivity for residents because it includes on-site walkways that provide access to all dwelling units, the recreation center, and to a multi-purpose trail that further connects to existing off-site trails. In addition, the main proposed public streets will have sidewalks, which will connect to existing sidewalks on The Old Road. In addition to dedicated natural and improved open space areas and the recreation center, all of the residential lots would contain pockets of open space for passive and active use. These areas would contain amenities such as landscaping and shade trees, passive open space/lawn areas, picnic tables, activity space, and/or walking paths.

Area Plan - Land Use Element ("LU")

Area Plan - Objective LU 1.3 Plan for density and intensity of development that respects and is reflective of the natural terrain.

- *Area Plan Policy LU-1.3.5. Encourage flexible siting and design techniques within hillside areas in order to preserve steep slopes or other unique physical features, including density-controlled development (clustering) in accordance with the provisions of the Zoning Ordinance (Title 22 of the County Code), provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.*

Through the approval of the related CUP allowing DCD, the Project development is clustered in the northeast portion of the Project Site, closest to existing development to the north and road infrastructure and development to the east. The Project will therefore impact a total of 83.2 gross acres, leaving 150.3 of natural open space on-site, of which 144.4 gross acres will be placed in a conservation easement, along with additional 466.7 off-site acres to be acquired. This approach reduces grading and impacts the HMA and SEA resources, siting development in areas that are less steep; thereby preserving the natural, steeper slopes of the HMA. Furthermore, there is no

applicable CSD for the Project Site, and smaller lots are modified as part of the DCD CUP.

- *Area Plan - Policy LU-1.3.6. Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.*

The Project's proposed clustering of development and preservation of open space would reduce impacts to wildlife; natural drainage courses; riparian woodland and oak woodlands, and SEA protected trees, and would preserve a significant ridgeline in the southeastern portion of the Project Site by avoiding development in this area. The proposed debris basins would consist of a combined low-flow water quality and peak-flow conveyance system. The initial of first-flush runoff will be treated in the biofiltration basins and would provide water quality treatment in order to meet the County's Low Impact Development ("LID") Ordinance per Public Works requirements. During large storm events, the rainwater would be captured by the proposed on-site debris basins designed to retain and diffuse the flows to the existing system downstream. The water quality treatments across the Project Site would use biofiltration units, including proposed modular wetlands to treat flow from building pads, and proposed "Filterra" units to treat flows from the main streets. Finally, riparian woodland is located in the upland area of the Project site. Given the clustering of development in the northeastern portion of the Project Site, this riparian habitat would be preserved. This is discussed in greater detail in the Hydrology and Water Quality Section of the Draft EIR.

Area Plan - Objective LU-3.1. Provide for a diversity of housing types available to provide safe and suitable homes for all economic levels, household sizes, age groups, and special needs groups within the community.

- *Area Plan - Policy LU-3.1.2. Provide a mix of housing types within neighborhoods that accommodates households with varied income levels.*

- *Area Plan - Policy LU-3.1.5. Promote development of housing that is affordable to residents, including households with incomes in the very low-, low-, and moderate-income classifications, through provision of adequate sites on the Land Use Map, allowance for density bonuses and other development incentives.*

The Project will provide a diverse mix of housing types for various incomes. In addition to providing 438 attached and detached condominium units as market-rate housing, the Project includes the development of 71 deed-restricted for-sale and rental affordable units, representing 14 percent of the total 510 dwelling units on-site. Specifically, the Project includes 24 middle-income for-sale condominium units (averaging 135 percent AMI), and 47 very low-income senior housing units (50 percent AMI), thus increasing the diversity of housing types in the Santa Clarita Valley and the County. The Project Site is designated with a H2 land use designation under the Area Plan, which is intended for residential neighborhoods at densities that require urban services. These neighborhoods are intended to provide a transition between higher density, urban development and rural communities throughout the Santa Clarita Valley

Planning Area, and this designation is appropriate in such urban and rural interface areas.

Area Plan - Objective LU-3.3. Ensure that the design of residential neighborhoods considers and includes measures to reduce impacts from natural or man-made hazards.

As discussed in the Wildfire Section of the Draft EIR, the Project Site is located within a VHFHSZ and SRA. As such, the subdivider will be required to comply with applicable fire and building codes meant to create a wildfire-resistant development, including the implementation of defensible space, fire-ignition resistant construction and building materials, and home/structure hardening. Furthermore, the subdivider was required to prepare a conceptual fuel modification plan, which was reviewed and approved by the 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. 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 Project would provide emergency vehicle access via proposed "A" Street and "B" Street, in addition to the private driveway and fire lane surrounding the residential lots (multi-purpose trail) and within the residential lots. The Project provides adequate setbacks, fuel modification areas, and emergency access routes.

Area Plan - Objective LU-3.4. Encourage creation of pleasant neighborhoods that provide a high quality of life for residents.

- *Area Plan - Policy LU-3.4.4. Within higher-density housing developments, ensure provision of adequate recreational and open space amenities to ensure a high-quality living environment.*

The Project would include recreational amenities, trails, and open space improvements within the Project Site. The Project will preserve approximately 144.4 gross acres of contiguous, undisturbed open space on-site under a conservation easement, and includes a total of 150.3 gross acres of on-site natural open space in total. The Project includes approximately 28.2 gross acres of improved open space within the Project's development footprint. This improved open space would include substantial amenities maintained by HOA for residents of the Project, including a community recreation center, dog park, and pockets of passive or active open space (e.g., parklets). The Project also includes a multi-purpose trail that connects to existing County trails and surrounding natural open space areas.

- *Area Plan - Policy LU-3.4.5. Ensure compatibility between single-family and multi-family residential developments through consideration of building height and massing, architectural treatment, connectivity, privacy, and other design considerations.*

The proposed residential development is clustered on approximately 41.5 gross acres in the northeastern portion of the Project Site. In total, the Project's on-site impact area, including the Project development footprint, fuel modification zones, and debris

extents, would be approximately 83.2 gross acres, thereby allowing for preservation of the majority of the site as open space. The proposed dwelling units would include a combination of attached and detached dwelling units. The Project would be designed with a variety of styles, with typical building materials that would include stucco, with wooden trellises, awnings, and bay windows. The materials and architectural styles would be similar to those implemented in the existing, adjacent residential areas. The Project would ensure compatibility between single-family and multi-family residential developments through consideration of building height and massing, architectural treatment, connectivity, privacy, and other design considerations.

Area Plan - Objective LU-6.1. Maintain the natural beauty of the Santa Clarita Valley's hillsides, significant ridgelines, canyons, oak woodlands, rivers, and streams.

- *Area Plan - Policy LU-6.1.3. Ensure that new development in hillside areas is designed to protect the scenic backdrop of foothills and canyons enjoyed by Santa Clarita Valley communities, through requiring compatible hillside management techniques that may include but are not limited to density-controlled development (clustering) subject to the limitations in Policy LU-1.3.5; contouring and landform grading; revegetation with native plants; limited site disturbance; avoidance of tall retaining and build-up walls; use of stepped pads; and other techniques as deemed appropriate.*

The Project includes a DCD CUP and utilizes clustering, ensuring that the Project aligns with this policy. All development will be clustered in the northeast portion of the Project Site, predominantly within the least steep slopes with a grade of 24.99 percent or less, reducing the Project's footprint and preserving steeper lopes, and open space, including a significant ridgeline in the southeastern portion of the Project Site. Additionally, the final Project design, as required by the State and local building codes requires that all permanent cut-and-fill slopes on-site be seeded or planted with lightweight, deep-rooting, drought-resistant native vegetation. In addition, the manufactured slopes are designed so as to not standout against the natural hillside areas, and the proposed retaining walls would not dominate views of the hillsides.

Area Plan - Objective LU-6.2. Provide attractive public and open spaces in places visited by residents and visitors, where feasible and appropriate.

- *Area Plan - Policy LU-6.2.2. Provide and enhance trail heads where appropriate with landscaping, seating, trash receptacles and information kiosks.*

The Project would provide a recreation center in the central portion (Lot Nos. 12 and 13) of the Project Site. The central recreation space includes a network of walkways and paths that connect to the multi-purpose trail system that connects to the County trails system. Over 75 percent of the Project Site will be natural or improved open space. A new trailhead would be constructed near the gated vehicular entrance of the multi-purpose trail (and private driveway and fire lane) at the northeastern corner of the Project Site, off of The Old Road. In addition to dedicated natural and improved open space areas and the recreational facilities on the Project Site, all of the residential lots

would contain parklets, which are pockets of open space for active and passive use. These discrete pockets of open space areas would be located throughout the northeast corner of the Project Site and would contain amenities such as landscaping and shade trees, passive open space/lawn areas, seating, trash receptacles, picnic tables, activity spaces, and/or walking paths.

Area Plan - Objective LU-7.6. Protect natural habitats through site design where reasonable and feasible.

- *Area Plan - Policy LU 7.6.4. Encourage site designs that protect oak trees, hillsides, and biological resources through creative solutions.*

Area Plan - Objective LU-7.8. Protect significant woodlands, heritage oak trees, and other biological resources from the impacts of development.

- *Area Plan - Policy LU-7.8.2. Protect all designated Significant Ecological Areas (SEAs) from incompatible development.*

The entire Santa Susana /Simi Hills SEA covers approximately 30,236 acres, and most of the land is natural open space with very sparse disturbances for ranches, oil wells, and minimally improved access roads. On a regional basis, the SEA contains biotic communities, vegetative associations, and habitat of plant or animal species that are either unique or are restricted in distribution. This includes coastal sage scrub, alluvial scrub, valley oak woodland, valley oak savannah, mainland cherry woodland, native grassland, southern willow scrub, and cottonwood-willow riparian forest. The entire Project Site is within the SEA and characterized by hillside and valley terrain with moderate to steep variations with a significant ridgeline designated in the southeastern portion of the site that will remain unimpacted by the proposed development. In order to protect oak trees, hillsides, biological and SEA resources on the Project Site, the Project clusters residential development on the northeastern portion of the Project Site. The Project includes an SEA CUP and OTP to address and mitigate impacts to oak trees, SEA and biological resources.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

22. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-2-1, A-2-2, C-3, and C-3-DP zoning classification as detached and multi-family residences are permitted in such zones with the related CUP and AHP pursuant to County Code Table 22.16.030-B (Principal Use Regulations For Agricultural, Open Space, Resort And Recreation, And Watershed Zones) and Table 22.20.030-B (Principal Use Regulations For Commercial Zones). Townhomes are allowed in the A-2 Zone and in C-3 Zones within HMAs and VHFHSZs with the related CUP. The related CUP also requests to allow residential development within the DP Overlay Zone pursuant to County Code Section 22.52.030.B.1 (-DP Zone - Land Use Regulations Residential Uses). The Project includes a waiver request as part of the related AHP to allow the placement of the affordable senior housing parking lot to be located as the primary use on a separate adjacent lot zoned A-2-1 (Lot No. 13), thereby waiving County Code Table 22.16.030-B (Principal Use Regulations For Agricultural, Open Space, Resort And Recreation, And Watershed Zones).

Furthermore, the Commission finds that the AHP also includes an incentive request to allow DCD development to include townhomes within the C-3-DP and a waiver request

to develop multi-family housing within a DCD, waiving County Code Section 22.140.170.A (DCD - Applicability), which does not allow DCD in C-3 Zones (only in Zones A-1, A-2, R-R, R-A, R-1, and R-2), and Section 22.140.170.C.3 (DCD - Dwelling Types), which restricts the dwelling types allowed in DCDs to SFRs and townhomes.

23. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and width-Requirements generally) and 22.110.130 (Required Area and Width) for all lots except for 15 clustered lots, modified and as part of the DCD CUP pursuant to County Code Sections 22.158.060 (Conditions of Approval) and 22.158.070 (All Zone Regulations Apply Unless Permit is Granted). The Project includes 37 lots, ranging in size from 1,797 to almost 75.9 acres. Of these 37 lots, 15 are smaller given the A-2-1 or A-2-2 minimum acreage requirement of one to two acres. Specifically, the smaller lots include the following:

    - HOA Open Space Lot Nos. 1, 16, 18, 23, 31, 37;
    - Attached For-Sale Lot Nos. 3, 9;
    - Affordable Senior Rental Housing Lot No. 11;
    - Recreation Center Lot No. 12;
    - Flood Control Debris Basin Lot Nos. 19, and 34 - 36; and
    - Water Purveyor Lot No. 28.

    This modification is necessary to allow the proposed design of the Project Site given the mixed, irregular, existing zoning designation design established by the past approved subdivision project, sloping terrain, and to prevent the creation of new lots with split zoning. Only one smaller lot (Lot No. 1, which is 1,797 square feet) is below 8,000 square feet in size. The Commission further finds that modifications to the required lot size are possible given flexibility in the above-noted sections of Title 21 (Subdivisions) of the County Code, and as part of the DCD CUP and because the average lot size for the proposed 10 residential lots (Lot Nos. 2 through 11) is 4.15 acres (41.47 acres in all divided by 10), exceeding the one- and two-acre minimums. Finally, the Commission finds that all lots meet the required average lot width of 60 feet required for lots required to have more than 7,000 square feet in area pursuant to County Code Section 22.110.130 (Required Area and Width), such as Lot No. 1, as measured along its street frontage, and Lot Nos. 12 and 32, given their irregular and triangular shapes.

24. **MINIMUM STREET FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage) for all lots that have or exceed 60 feet of street frontage, which is the minimum requirement, except for the following 19 lots, which do not comply with the street frontage requirements:

    - Affordable Senior Rental Housing Lot No. 10;
    - Recreation Center Lot No. 12 (reduced frontage);
    - Flood Control Debris Basin Lot Nos. 14-15, 33-35;

- HOA Open Space Lot Nos. 20-23, 30-31, 32 (reduced frontage);
- Natural Open Space Lot Nos. 24-27; and
- Water Tank Lot No. 29.

Of these 19 lots, two lots (Lot Nos. 12 and 32) have a reduced street frontage along a public street (12 feet and 30 linear feet, respectively). The remaining 17 lots do not provide street frontage and in most cases, front private driveways and fire lanes as opposed to public roads for internal circulation. Lot No. 10 does not provide street frontage; however the adjacent lot, which serves as the parking lot, provides street frontage and access. This irregularity is due to the irregular zoning boundaries on the Project Site and to avoid future lots split by zoning. Furthermore, the purpose of the use of the private driveway and fire lanes is to allow more clustering of the residential lots. The open space, water tank, private drive, and flood control lots do not meet street frontage because of their remote locations on the Project Site and due to the requirements by the maintenance agencies of these lots to have a separate lot that does not include additional open spaces around them.

The Commission finds that the Project has been designed in compliance with the private drive standards found in the County's Private Drives and Traffic Calming Design Guidelines Manual dated June 2009. The Commission finds that VTTM and Exhibit Map dated September 23, 2024, has been reviewed for compliance with these standards by Public Works. The Commission further finds that the internal private driveways and fire lanes will be maintained by the future HOA.

25. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Table 22.16.050-A (Minimum Yard Depths For Agricultural Zones), which require 20-foot-wide front yard setbacks, 15-foot-wide rear yard setbacks, and five-foot-wide side yard setbacks for all development within the A-2 Zone, except for the designated rear yards for Lot Nos. 3 and 4 in where the rear yard setback is reduced to 10 feet as part of the related AHP. Given the irregular shape of the lots and varied configuration, most front yard setbacks are placed adjacent to or parallel to a public street, and the rear yard is opposite to that. However, this orientation varies due to the irregular shapes and configurations of the proposed lots, and particularly for Lot Nos. 5, 7, and 10. For Lot Nos. 3 and 4, the designated rear yard ranges from 10 to 23 feet. The Commission further finds that residential development in the C-3 Zone is required to provide a 15-foot-wide front yard, five-foot-wide side yard, and 15-foot-wide rear yard. This applies to Lot Nos. 1 and 2, and 8 and 10, which comply with these requirements. Table 1 (Proposed Setbacks) depicts how all lots comply with both the A-2 and C-3 setback requirements. Note: Linear feet is shortened to "LF".

Table 1: Proposed Setbacks

Lot No.	No. of Dwelling Units	Proposed Use	Street Frontage (LF)	Front (LF)	Side (LF)	Rear (LF)	Zoning
2	87	Townhouses	438	30 - 120	5 - 10	22 - 43	C-3-DP
3	20	Townhouses	101	20 - 31	10 - 48	13 - 15	A-2-2
4	105	Detached Condo	296	20 - 23	15 - 17	10 - 23	A-2-2
5	70	Detached Condos	264	20	10 - 13	15 - 20	A-2-2
6	78	Detached Condos	1,566	20 - 28	10 - 64	50 - 115	A-2-2
7	90	Townhouses	349	20 - 24	10 - 64	44 - 92	A-2-1
8	6	Townhouses	285	65	15	31	C-3
9	6	Townhouses	205	64	15 - 74	88	A-2-1
10	48	Senior Housing	0	30	10 - 104	16	C-3-DP
11	0	Parking	208	-	-	-	A-2-2
12	0	Rec Center	16	64	6 - 10	18	A-2-2
13	0	Parking	339	-	-	-	C-3-DP
Total Range:		**Mixed**	**0 - 1,566**	**20 – 120**	**5 - 104**	**10 - 115**	**A-2, C-3**

26. **HEIGHT.** The Commission finds that the Project is consistent with the height requirements pursuant to County Code Section 22.16.050.B (Development Standards for Zones A-1 and A-2 - Maximum Height) in the A-2 Zone, which requires a maximum height of 35 feet, except as modified as part of the related AHP in where the height limit for residential uses only may exceed this requirement by three feet for a maximum height of 38 feet. The Commission finds the for-sale units range in height from 26 to 38 feet, and the proposed recreation center within the A-2 Zone will be designed at a maximum height of 35 feet. Furthermore, the Commission finds that the Project is consistent with the C-3 Zone pursuant to County Code Table 22.20.040-A (Development Standards for Commercial Zones), which requires a maximum height that is 13 times the buildable area and 90 percent maximum lot coverage. The Commission finds that the senior rental apartment building within the C-3-DP Zone is 45 feet high and 24,723 square feet (0.70 net acres) in size, in compliance with his requirement.

27. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project complies with the 10-foot building separation requirement pursuant to County Code Section 22.10.050.A.1 (Building Separation - Distance Between Main Buildings), except as modified as part of the related AHP, which will allow a building separation of nine feet instead of the 10 feet required for Lot No. 6 only. Therefore, the Commission finds that all buildings on the Project Site will have a building separation of 10 feet except for those on Lot No. 6, which will have nine feet of building separation.

28. **FENCES AND WALLS.** The Commission finds that retaining walls on the Project Site are subject to County Code Section 22.110.070.B.4.a (Fences and Walls - Retaining Walls), which limits the height of retaining walls within setback areas to six feet and that retaining walls may only be topped with non-view-obscuring fences in both cut conditions pursuant to County Code Section 22.110.070.B.4.b (Fences and Walls - Retaining Walls Topped with Walls or Fences). The Commission finds that as part of the related AHP, the Project includes two waiver requests to modify fence and wall height requirement, proposing retaining privacy walls up to 8.5 feet, and a retaining wall height of up to 17.5 feet along "B" Street within setback areas, exceeding the six-foot-high height limit. The second request is to allow retaining walls to be topped with non-view-obscuring fences in both cut and fill conditions, thereby waiving County Code Section 22.110.070.B.4.b (Fences and Walls - Retaining Walls Topped with Walls or Fences).

29. **PARKING.** The Commission finds that the Project is consistent with the applicable development standards identified in County Code Chapter 22.112 (Parking). The Commission finds that in total, the Project provides 1,256 vehicle parking spaces (972 resident and 284 guest parking spaces), including 12 accessible parking spaces, detailed in Table 2 (Required & Proposed Parking) below. More specifically, County Code Table 22.112.070 (Minimum Required Parking Spaces) specifies the required parking for the detached and attached condominium units, senior housing, and assembly uses (e.g., the recreation center). All 462 condominium units include a two-car garage, meeting the two covered spaces per detached residence requirement or 924 covered resident parking spaces. For guest parking, the requirement of one uncovered parking space per four dwelling units applies.

Table 2: Required & Proposed Parking

Lot No.	No. of Dwelling Units	Required Resident Parking	Provided	Guest Parking Required	Provided	Total Required Bicycle Parking	Short-term	Long-term
							Provided	
1,2,3	107	214	214	27	30	65	11	54
4	105	210	210	27	40	0	0	0
5	70	140	140	18	50	0	0	0
6	78	156	156	20	59	0	0	0
7	90	180	180	23	43	54	9	45
8, 9	12	24	24	3	5	8	2	6
10,11	48	24	48	6	12	29	5	24
12,13	N/A	N/A	N/A	45	45	5	3	2
Total	**510**	**948**	**972**	**169**	**284**	**161**	**30**	**131**

For the 462 for-sale units, 118 guest parking spaces are required (rounding up per each lot), and 227 uncovered guest parking spaces are provided, exceeding this requirement. The Commission therefore, finds that the Project complies with these requirements.

Additionally, County Code Table 22.112.070 (Minimum Required Parking Spaces) requires that the senior housing within the multi-family building include 0.5 standard parking spaces per dwelling unit and one standard guest parking space for every eight dwelling units, which may be uncovered. The Commission finds that the required parking for the proposed senior housing is a total of 30 spaces (24 resident parking spaces and six guest parking spaces). The Commission further finds that the senior affordable housing includes a total of 60 uncovered spaces in a surface parking lot, exceeding the requirements, including one space per dwelling unit or 48 parking spaces for residents, and 12 guest parking spaces. The recreation center parking requirement is based on the occupancy load for the 4,540 square-foot single-story building, which is 135; therefore requiring 45 parking spaces (one per each three persons), which are provided. The Commission also finds that the Project includes 12 accessible parking spaces and must comply with applicable ADA requirements.

30. **BICYCLE PARKING.** The Commission finds that the Project is consistent with the standards required in County Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), which specifies that attached condominiums, townhomes (with five or more dwelling units), and multi-family residential apartments shall provide one short-term space for every 10 dwelling units and one long-term space for every two dwelling units. Furthermore, assembly uses (e.g., the recreation center) require one short-term bicycle space and one long-term bicycle space for every 50 intended visitors, and a minimum of two short-term and long-term spaces, respectively. Given the Project occupancy load of 135 people, the Project is required to provide five total bicycle parking spaces (three short-term and two long-term) for the recreation center. The Commission finds that the Project will be conditioned to provide the total required bicycle parking required with 161 bicycle parking spaces (30 short-term and 131 long-term spaces).

31. **GRADING.** The Commission finds that the Project includes a total earth movement of approximately 2.845 million cubic yards, including the on-site Project components and the off-site adjacent lot adjacent to The Old Road that includes manufactured slopes. The Commission further finds that this includes approximately 1.5 million cubic yards of cut and 1.3 million cubic yards of fill for a total of 2.8 million cubic yards of grading with 1.345 million cubic yards of over excavation. There is expected to be 15 percent shrinkage on the over excavation for a total of 200,000 cubic yards. The grading would be balanced on-site, and as such, no import or export of soil is proposed. The Commission also finds that the grading amount requires the related CUP pursuant to County Code Section 22.140.240 (Grading Projects) because it exceeds 100,000 cubic yards.

32. **DENSITY-CONTROLLED DEVELOPMENT ("DCD").** The Commission finds that DCD is allowed in the A-1 and A-2 Zones with a CUP pursuant to County Code Section 22.140.170.A (DCD – Applicability) and part of the related CUP entitlement. The Commission finds that Project's DCD approach aligns with the recommendations of the Area Plan. The Commission also finds that the Project Site's footprint, orientation, and design clusters the residential development to the northeastern portion of the

Project Site. This avoids the steeper portions of the Project Site, positioning the proposed development closest to existing and adjacent development to the north, and The Old Road. The Commission finds that the Area Plan encourages this approach on properties such as this within SEAs and HMAS with certain topographical features and resources to preserve open space for protection of these natural features or resources. The Commission finds that this results in several smaller lots while still meeting the average required by the zoning as allowed by the DCD for clustering, and requires street frontage waivers, as noted above.

The Commission further finds that the AHP also includes an incentive request to allow the applicability of Density-Controlled Development ("DCD") in the C-3-DP-zoned portion of the Project Site and a waiver to develop multi-family housing within a DCD, waiving County Code Sections 22.140.170.A (DCD - Applicability), which does not allow DCD in C-3 Zones (only in Zones A-1, A-2, R-R, R-A, R-1, and R-2), and 22.140.170C.3 (Density-Controlled Development - Dwelling Types), which restricts the dwelling types allowed to SFRs and townhomes, to allow the development of the senior affordable rental housing, a multi-family building, within a DCD.

33. **TOWNHOUSES.** The Commission finds that the Project includes several types of attached townhouses within the A-2 Zone and in C-3 Zones, and that these are allowed within these zones and designated HMAs and VHFHSZs with the related CUP. The proposed townhomes include buildings of up to seven units each, which is allowed if specified as part of the CUP pursuant to County Code Section 22.140.600 (Townhouses).

34. **TWO-FAMILY RESIDENCES**. The Commission finds that the Project may include attached two-family residences (or duplexes) within the C-3 and C-3-DP Zones, as part of the CUP, pursuant to County Code Section Table 22.20.030-B (Principal Use Regulations For Commercial Zones).

35. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Project complies with the lighting requirements identified in County Code Chapter 22.80 (Rural Outdoor Lighting District) ("ROLD") as required by Mitigation Measure 4.4-12, which will require a Lighting Plan before the issuance of building permits. Although the Project is not technically located within an ROLD, this is required as part of the SEA CUP in compliance with the SEA Ordinance. The Commission further finds that compliance with these requirements would limit light trespass and reduce potential nuisances associated with outdoor lighting, reducing potential adverse impacts to aesthetics and biological resources.

36. **RESIDENTIAL DESIGN.** The Commission finds that the Project is not subject to the standards identified in County Code Section 22.140.520 (Residential Design Standards) at this time. However, prior to building permit issuance, compliance with Residential Design Ordinance will be verified if applicable.

37. **ON-SITE TREE PLANTING.** The Commission finds that the Project is consistent with the required tree planting requirements, requiring the planting of 303 trees on-site

based on the Project's total street frontage of 7,555 linear feet, as outlined in County Code Section 21.32.195 (On-site Trees). The Commission finds the Project will exceed these requirements and will plant a total of 1,628 trees, including 856 ornamental trees and 772 native/mitigation replacement trees within the conservation and landscaped areas.

38. **OAK AND SEA PROTECTED TREES.** The Commission finds that as part of the related SEA CUP and OTP, the subdivider will be required to plant 772 native and mitigation replacement trees within the conservation and landscaped areas pursuant to County Code Chapter 22.174 (OTP). The Commission finds that the Project will impact a total of 334 SEA-protected trees (265 removals, and 53 within a proposed debris basin, and 16 encroachments). All trees within proposed debris basins are considered as removals for the purpose of mitigation requirements. Out of these, 252 are oak trees, and all trees are non-heritage except for 22 heritage oak trees (14 removals, three trees located within debris basins, and five encroachments). The removal of 265 SEA protected trees and impacts to 53 trees within a proposed debris basin, amounting to 318 trees, would require planting of 772 native/mitigation replacement trees within the conservation and landscaped areas on-site pursuant to County Code Section 22.174.030 (OTP - Applicability). The Commission further finds that Fire/Forester's approval includes both the OTP and SEA CUP planting consistent with the SEA CUP tree planting requirements pursuant to County Code Chapter 22.102 (SEAs).

39. **IMPROVEMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 21.32 (Improvements). The Commission finds that the Project includes sidewalk improvements, a retaining wall adjacent to The Old Road directly east of the Project Site, improvements to The Old Road fronting the Project Site, and fuel modification (brush thinning). The Project would include several off-site utility infrastructure component improvements, including utility water lines, upgrades to two existing pump stations, upsizing of existing sewer pipelines, and the construction of three manholes within The Old Road. Additionally, the Project includes the vacation of excess right-of-way in The Old Road and acquisition of an adjacent County-owned APN 2826-022-901, which will be a condition of approval.

40. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Project does not include rental replacement units pursuant to County Code Chapter 22.119 (Affordable Housing Replacement) because the Project Site is vacant, does not propose the demolition of affordable rental units, and was deemed complete prior to when these replacement requirements became effective.

41. **INCLUSIONARY HOUSING.** The Commission finds that as part of the related AHP, the Project includes 24 for-sale units averaging 135 percent AMI in compliance with the Inclusionary Housing Ordinance ("IHO") for the affordable housing set-aside requirement for the Santa Clarita submarket area, which is five percent of the baseline density pursuant to County Code Chapter 22.121 (Inclusionary Housing). Given the baseline density of 455 units, 23 affordable units would be required; 24 affordable units would be included in the Project.

42. **DENSITY BONUS.** The Commission finds that as part of the related AHP, the Project includes 47 affordable rental units as part of a Density Bonus request for very low-income (50 percent AMI) levels. The Commission finds that the Project is allowed to have a density bonus of up to 32.5 percent, which is not fully utilized, as the Project includes an approximately 12 percent density bonus only. The Commission further finds that in accordance with County Code Section 22.120.030 (Density Bonus Applicability) and California State Density Bonus Law, the subdivider shall benefit from two incentives and six waivers, as noted above.

43. **OPEN SPACE.** The Commission finds that the Project is required to provide 75 percent of County Code Section 22.102.090.E.3 (SEA Development Standards - Land Use Specific Development Standards for Land Divisions, Land Divisions). The Project includes 150.3 gross acres of natural open space on the Project Site, which is approximately 64.4 percent of the Project Site, and about 11 percent less than what is required. The Commission finds that natural open space included in this total excludes areas impacted by the maximum extent of the debris basins and the fuel modification zones and includes existing on-site trails that would not be altered by the Project. The Commission finds that approximately 144.4 gross acres of this natural open space will be placed in an on-site conservation area. However, the Commission also finds that this reduction in on-site natural open space is appropriate because the Project includes 466.7 acres of off-site open space within the same SEA and within a conservation area as required by County Code Section 22.102.100.D.2.a (SEA - Natural Open Space Preservation Mechanisms - SEA CUP), thereby allowing the approximate 11 percent reduction. The Commission finds that all of the off-site natural open space, 466.7 acres, will be preserved as part of an off-site conservation area. The Commission finds that this will include the establishment of a one-million-dollar endowment for its long-term maintenance in agreement with the MRCA, the anticipated conservation easement holder. The Commission finds that, in total, the Project will result in the preservation of 611.1 gross acres in perpetuity within on- and off-site conservation areas. Furthermore, the Commission finds that the Project includes 28.2 gross acres (12.1 percent of the Project Site) of improved HOA open space, including a dog park and discrete parklets throughout the development area, and improved open space lots surrounding the development. The Commission finds that the Project provides approximately 75 percent of both the improved and natural and preserved open space on-site.

44. **PUBLIC ART IN PRIVATE DEVELOPMENT ("PAPD").** The Commission finds that the Project is <u>not</u> subject to the standards identified in County Code Section 22.246.090 (Public Art in Private Development Program) as the Project was deemed complete on March 22, 2021, prior to the October 15, 2021, effective date of the PAPD Ordinance.

45. **DEEMED COMPLETE.** The Commission finds that the Project was deemed complete on March 22, 2021. As such, it is subject to the applicable local regulations in place at

that time pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).

TENTATIVE TRACT MAP SPECIFIC FINDINGS

46. **Vesting Map.** The Commission finds that this map has been submitted as a VTTM and to the provisions of Chapter 21.38 (Vesting Tentative Maps) of the County Code.

47. **The Commission finds that the map is consistent with the goals and policies of the General and Area Plan.** The Commission finds that the Project supports General and Area Plan goals, objectives, and policies including Circulation, Conservation and Natural Resources, Housing, Land Use, and Parks and Recreation Elements. The Commission finds that the Project will cluster development to the northeast portion of the Project Site, thereby reducing impacts to SEA resources and steep slopes within the HMA. The Commission further finds that the Project will mitigate for all impacts to SEA and biological resources, including oak trees, as part of the mitigation measures included for the Project. The Commission finds that clustering allows the Project to provide 178.5 gross acres of natural (150.3 gross acres) and 28.2 gross acres of improved open spaces areas, or over 75 percent of the Project Site. Furthermore, the Commission finds that a total of 611.1 gross acres (both on- and off-site) will be preserved in perpetuity as part of a conservation easement, including 144.4 gross acres from the total on-site natural open space. The Commission further finds that Project includes a diverse housing mix including for-sale and rental affordable housing that will include energy-efficient features in compliance with CALGreen, CALGreen, and will be required to comply with all applicable permitting, building, and fire code requirements. The Commission further finds that Project will enhance the existing trail network, providing a 3.9-acre multi-purpose trail on-site that connects to existing County trails, and other project design features such as internal walkways, a recreation center, swimming pool, parklets, and bicycle parking; thus, creating community infrastructure that promotes health and wellness, and enhances pedestrian connectivity.

48. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General and Area Plan.** The Project's clustering approach limits the Project's footprint, impacts, grading, and amount of urban wildland interface areas while also preserving a significant ridgeline, biological resources, and 64 percent of the Project Site as open space. The Project also provides enhanced public connectivity to an existing open space area and established trails providing a new publicly accessible trailhead, resulting in a more comprehensive trail network. The proposed development complies with all development standards of the prescribed A-2-1, A-2-2, C-3, and C-3-DP zoning, as modified by the incentives and waivers of the AHP, as well as with the requirements of County Code Title 21 (Subdivisions), except as modified for 15 smaller lots and street frontage waivers for 19 lots, as part of the subdivision and DCD CUP.

49. **The Commission finds that the site is physically suitable for this type of development.** The Commission finds that the Project Site is 233.49 acres in size and located in an urban area, which serves as a transition between nearby urban and suburban development and rural areas, adjacent to existing development to the north

and east, with access to existing infrastructure such as sewer, water, and roads. The Project will contribute to infrastructure improvements, including improvements along The Old Road. Other Project components include sidewalk improvements, a retaining wall adjacent to The Old Road directly east of the Project Site, improvements to The Old Road fronting the Project Site, and fuel modification (brush thinning). The Project would include several off-site utility infrastructure component improvements, including utility water lines, upgrades to two existing pump stations, upsizing of existing sewer pipelines, and the construction of three manholes within The Old Road.

50. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is within the maximum allowable density, including additional density bonus as allowed by the General Plan, County Code Section 22.120.030 (Density Bonus Applicability), and California State Density Bonus Law, and included as part of the related AHP.

51. **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 Commission finds that the Project Site is located at the terminus of two main drainages that drain Lyons Canyon in the south and a small, unnamed canyon in the north, with several smaller tributaries draining minor canyons. The two watercourses merge in the northwestern portion of the northeast portion of the Project Site that directs water under The Old Road and I-5 Freeway and into the concrete channel of the South Fork of the Santa Clara River. The Project proposes to install detention basins within the western perimeter of the Project's development footprint to retain stormwater and direct Project flows into an underground stormwater system that would direct water to the same destination. Accordingly, the Commission finds that the existing drainage patterns and hydrologic conditions remain the same and no changes to the functions of watercourses and their tributaries are caused by the Project. Further, the Project was reviewed for compliance with the SEA and HMA Ordinance and Findings, which require sensitive and tailored design to reduce impacts to hillsides, and SEA natural and biological resources, including recommendations from SEATAC. Finally, the Project's EIR reduces all environmental impacts to less than significant with mitigation, with the exception of impacts to Transportation.

52. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The Commission finds that Project was reviewed and approved by all County departments, including Public Works, Parks and Recreation, Fire, and Public Health; and that the County Sheriff and other local and CA State agencies also reviewed and responded to the Project's Draft EIR, and that all environmental impacts are considered and mitigated to the extent feasible as part to the related environmental review. The Commission finds that the proposed development will not adversely affect persons living or working in the area, or jeopardize public health, safety, or general welfare.

53. **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 Commission finds that several

on-site existing access and utility easements on the Project Site will remain, and that several new easements are proposed. The development does not conflict with any of the existing or proposed easements, but rather ensure reciprocal access for all units and to potential future development to the west, multi-purpose trails, and utilities. The Commission also finds that the Project includes the vacation of excess right-of-way in The Old Road and acquisition of an adjacent County-owned APN 2826-022-901.

54. **The Commission finds that 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.**

55. **The Commission finds that 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.**

SUPPLEMENTAL FINDINGS - VHFHSZ

56. **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 the Project 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 the 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 Project would provide emergency vehicle access via proposed "A" Street and "B" Street, in addition to the private driveway and fire lane (and multi-purpose trail) surrounding the residential lots and within the residential lots. Although the Project includes reduced building separation from 10 to nine feet and reduced rear yard setbacks from 15 to 10 feet as part of the AHP, this was depicted on the VTTM and Exhibit Maps and cleared as such for hearing by the Subdivision Committee. 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 EIR, including evacuation modeling planning, and a fuel modification plan, in the Administrative Record for this Project.

57. **The Commission finds that structural fire protection and suppression services will be available for the subdivision through Fire.** The Commission finds that the VTTM and Exhibit Map dated September 23, 2024, and EIR 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. In addition to this, the

subdivider has voluntarily agreed to pay an additional monetary contribution of two million dollars to the Consolidated Fire Protection District of Los Angeles County to fund the purchase of fire engines to enhance local emergency response, suppression, and protection capabilities.

ENVIRONMENTAL FINDINGS

58. The Commission finds that the EIR for the Project is an accurate and objective document that was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the EIR, along with its associated MMRP, Findings of Fact and Statement of Overriding Considerations, and finds that they reflect the independent judgment and analysis of the Commission. The Findings of Fact and Statement of Overriding Considerations are incorporated herein by this reference, as set forth in full.

59. The Commission finds that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines section 15088.5, has been received by the County after circulation of the Draft EIR that would require recirculation.

60. The Commission finds that the MMRP for the Project is consistent with the conclusions and recommendations of the EIR. The Commission further finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during the Project implementation. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the subdivider's compliance with the attached conditions of approval and MMRP.

61. The Commission finds that the MMRP, prepared in conjunction with the EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. To the extent that the Project would result in an unavoidable significant effect after the adoption of said mitigation measures, that significant effect is outweighed by specific health, safety, economic, social, and/or environmental benefits of the Project as stated in the Findings of Fact and Statement of Overriding Considerations.

62. 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

63. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning, except as authorized as incentives and waivers of the related AHP and CUP, and pursuant to County Code Title 21 (Subdivisions) as part of this subdivision for street frontage waivers, and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

64. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, does not exceed the five-meeting limit. Five meetings will have occurred on the following dates, including the Commission's public hearing on the Project:

    1. Subdivision Committee Meeting held on April 29, 2021,
    2. Subdivision Committee Meeting held on Sept. 2, 2021,
    3. Subdivision Committee Meeting held on Feb 3, 2022,
    4. SEA Technical Advisory Committee Meeting held on June 3, 2024, and
    5. Commission Hearing held on July 30, 2025.

65. **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 site is physically suitable for this type of development.

D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, including the density bonus, and complies with all development standards of the prescribed A-2-1, A-2-2, C-3, and C-3-DP zoning, as modified by the incentives and waivers of the related AHP per County Code Section 22.120.030 (Density Bonus Applicability) and CA State Density Bonus Law, as well as with the requirements of County Code Title 21 (Subdivisions), as modified for 15 smaller lots and street frontage waivers for 19 lots, as part of the Subdivision.

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.

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 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 EIR, 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the EIR (State Clearinghouse No. 2022060346) for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the EIR, and that the EIR reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; and adopts the Findings of Fact and Statement of Overriding Considerations and the MMRP. County Staff shall cause a Notice of Determination to be filed and posted with the County Clerk and the State Clearinghouse within five working days after the Commission's action becomes final; and

2. Approves **VESTING TENTATIVE TRACT MAP NO. 83301**, subject to the attached conditions.

ACTION DATE: July 30, 2025

DD:SMT:JSH:ACB:EGA
07/16/25

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
PROJECT NO. PRJ2021-001195
CONDITIONAL USE PERMIT NO. RPPL2021003113
OAK TREE PERMIT NO. RPPL2021003070
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2021003105
ENVIRONMENTAL ASSESSMENT NO. RPPL2021003071

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on July 30, 2025, in the matter of Project No. PRJ2021-001195, consisting of Conditional Use Permit ("CUP") No. RPPL2021003113, Oak Tree Permit ("OTP") No. RPPL2021003070, Administrative Housing Permit ("AHP") No. RPPL2021003070, and Environmental Assessment No. RPPL2021003071, which were considered together with Vesting Tentative Tract Map ("VTTM") No. 83301 (RPPL2021003061) ("TR83301"), which is collectively referred to as the "Project".

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **ENTITLEMENT REQUESTED**. The permittee, NUWI-Lyons Canyon, LLC, requests CUP No. RPPL20214003113 for development within the Santa Susana/Simi Hills Significant Ecological Area ("SEA") and a Hillside Management Area ("HMA"), a density-controlled development ("DCD") including 15 smaller clustered lots, on-site project grading over 100,000 cubic yards, to allow townhouses in the A-2 (Heavy Agricultural) Zone, and for residential development within the C-3-DP (General Commercial - Development Program) Zone pursuant to County Code Chapter 22.158 (CUPs), and Sections 22.102.080 (SEA CUP), 22.104.030 (HMA Permit Required), 22.140.170 (DCD), 22.140.240 (Grading Projects), 22.52.030.B.1 (DP Zone Land Use Regulations Residential Uses), and Table 22.16.030-B (Principal Use Regulations for Agricultural, Open Space, Resort and Recreation, and Watershed Zones). The Project includes one parcel [Assessor's Parcel Number ("APN") 2826-041-039] that is zoned RPD-1-1.4U (Residential Planned Development - One Minimum Required Lot Area - One to 1.4 Dwelling Units Per Net Acre), that will remain as natural open space therefore the CUP does not include development for a residential planned development pursuant to County Code Section 22.18.060 (Development Standards and Regulations for RPD). The SEA CUP includes mitigation for impacts to SEA resources and 318 SEA protected trees, including oak, walnut, cottonwood, willow, and elderberry genus. In total, impacts to the SEA protected trees require a 772 replacement trees to be planted as mitigation.

4. **ENTITLEMENT REQUESTED.** OTP No. RPPL2021003070 is a request for impacts to a total of 232 oak trees. It authorizes the removal of 219 oak trees (including the removal of 14 heritage oaks; and three heritage oak trees and 24 non-heritage oak trees to remain within debris basins that are counted as removals), and encroachment into

the protected zone of 13 oak trees (including five heritage oaks), pursuant to County Code Section 22.174.030 (OTP - Applicability). (Impacts and mitigation for these oak trees are included in the SEA protected tree totals above.)

5. **ENTITLEMENT REQUESTED**. AHP No. RPPL2021003105 is a request for the provision of 71 affordable set-aside units, which include 24 affordable for-sale units [set aside at an average of 135 percent Area Median Income ("AMI") pursuant to County Code Section 22.121.030 (Inclusionary Housing - Applicability) and 47 senior affordable units at a very low-income senior affordable, set aside at 50 percent AMI as part of a density bonus request in accordance with County Code Section 22.120.030 (Density Bonus Applicability) and California State Density Bonus Law. This AHP includes a request for the following two incentives from the following requirements of Title 22 (Planning and Zoning) of County Code:

    a. To allow DCD in the C-3-DP Zone, which deviates from County Code Section 22.140.170.A (Density-Controlled Developments - Applicability) that restricts DCD only to certain agricultural and residential zones.
    b. To allow surface parking for very low-income senior housing as a principal use within the A-2-1 Zone, which deviates from County Code Table 22.16.030-B (Principal Use Regulations for Agricultural, Open Space, Resort and Recreation, and Watershed Zones**),** which does not list parking and/or a parking lot as a principal use.

    The AHP also includes the following six waivers:

    a. To develop multi-family housing within a DCD in the C-3-DP Zone, on thereby waiving County Code Section 22.140.170C.3 (DCD - Dwelling types) which restricts the dwelling types within a DCD to single-family residences and townhomes.
    b. To allow nine feet of building separation for multi-family Lot No. 6, instead of 10 feet as required pursuant to County Code Section 22.10.050.A.1 (Building Separation - Distance Between Main Buildings).
    c. To allow a maximum building height of 38 for residential uses only, which exceeds the maximum building height of 35 feet in the A-2 Zone pursuant to County Code Section 22.16.050.B (Development Standards for Zones A-1 and A-2 - Maximum Height).
    d. To allow retaining privacy walls up to 8.5 feet, and a retaining wall height of up to 17.5 feet within setback areas along "B" Street, exceeding the six-foot-high maximum retaining wall height requirements pursuant to County Code Section 22.110.070.B.4.a. (Fences and Walls - Retaining Walls).
    e. To include retaining walls topped with non-view-obscuring fences in both cut and fill conditions, waiving County Code Section 22.110.070.B.4.b (Fences and Walls - Retaining Walls Topped with Walls or Fences).
    f. To reduce the rear-yard setback from 15 feet to 10 feet for Lot Nos. 3 and 4 to account for irregular lot shape and dwelling unit orientation, required pursuant

to County Code Table 22.16.050-A (Minimum Yard Depths for Agricultural Zones).

6. **RELATED ENTITLEMENT.** VTTM No. 83301 is a related request to create 37 lots on 233.49 gross acres, including 10 multi-family residential lots with 510 attached and detached dwelling units across 290 buildings (462 for-sale condominium units, including 24 affordable for-sale units, 47 senior affordable apartment units, and one manager's unit). The for-sale units include 253 detached dwelling units and 209 attached dwelling units or townhouses. The project also includes 16 open space lots [12 homeowner's association ("HOA") open space lots and four natural open space lots], two lots for the single-story recreation center in one building, seven debris basin lots, one water tank lot, and one lot for the water purveyor within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area), C-3 (General Commercial), C-3-DP Zones pursuant to County Code Section 21.38.010 (Vesting Maps). This request includes street frontage waivers for 19 lots pursuant to County Code Section 21.52.010 (Modification or Waiver of Provisions in this Title Authorized When).

7. **PREVIOUS ENTITLEMENTS.** VTTM. No. 53653, related Zone Change No. 2008-0004, CUP No. 2005-00088, OTP No. 2005-00039, and Housing Permit No. 2006-0001, often referred to as the "D.R. Horton Project", was a previously approved subdivision on the Project Site. This was approved by the County Board of Supervisors on August 25, 2009, and expired on August 25, 2021. As part of this subdivision, and pursuant to the applicable General Plan and zoning requirements in effect at that time, the D.R. Horton Project proposed to create 106 lots, including 92 single-family lots, 93 senior affordable attached for-sale units within two buildings on one multi-family lot, as well as five open space lots, six public utility lots, one park lot, and one fire station lot. A CUP was required for a DCD, development within an HMA, SEA, for residential uses within a commercial zone, for proposed on-site grading, and for a proposed DP Zone. The OTP was required for impacts to 214 oak trees including the removal of 162 oak trees (13 heritage oaks), and for encroachment into the protected zone of 52 oak trees. A Zone Change was required to rezone 9.3 acres from A-2-1 and A-2-2 to C-3-DP. Finally, the D.R. Horton Project included a housing permit for a proposed 50 percent density bonus, with proposed modifications to the building heights from 35 to 50 feet, and for a reduction in the required parking for the senior housing from 209 to 172 parking spaces. No further work or development was conducted for the D.R. Horton Project between approval and expiration.

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

9. **DEEMED COMPLETE.** This application was deemed complete on March 22, 2021. As such, it is subject to the applicable local regulations in place at that time pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).

10. **LOCATION.** The Project is located west of The Old Road, an 80-foot-wide Secondary Highway on the County Master Plan of Highways, south of Sagecrest Circle, and north of Calgrove Boulevard on five APNs 2826-041-039, 2826-023-014, 2826-022-026, 2826-022-027, and 2826-022-035, in the Santa Clarita Valley Planning Area within the Newhall Zoned District. The Project will acquire an adjacent County-owned lot (APN 2826-022-901) prior to final map recordation. The Project Site is located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

11. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 - 0 to 2 Dwelling Units Per Net Acre) land use designation of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

12. **ZONING.** The Project Site is zoned A-2-1, A-2-2, RPD-1-1.4U, C-3, and C-3-DP.

13. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H2, CM (Major Commercial)	RPD-1-1.4, O-S (Open Space), C-3	Single-Family Residences ("SFR"), Open Space/Vacant Land, Commercial/Office Uses
EAST	RL5 (Rural Land 5 – 5 Units Per Acre), City of Santa Clarita	A-2-2	Golden State Freeway (5), Outdoor storage, Mobile Home Park, Vacant Land
SOUTH	OS-PR (Open Space - Parks and Recreation)	O-S	Open Space, including the Rivendale Park and Open Space Area ("Rivendale")
WEST	RL20 (Rural Land 20 – 20 Units Per Acre), OS-C (Open Space – Conservation)	A-2-2, O-S	Open Space

14. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site is 233.49 gross acres (227.4 net acres) in size and consists of five legal lots. The Project Site is located at the terminus of two main drainages that drain Lyons Canyon in the south and a small, unnamed canyon in the north, with several smaller tributaries draining minor canyons. The two watercourses merge in the northwestern portion of the northeast portion of the Project Site that directs water under The Old Road and the Golden State ("I-5") Freeway and into the concrete channel of the South Fork of the Santa Clara River. The Project Site is irregular in shape with steep topography, and is vacant and undeveloped, including existing and unofficial, unpaved trails. The Project Site contains HMA, SEA and biological resources, and oak woodland that will be impacted. The Project Site contains slopes from flat to steep. Approximately 32.6 percent of the Project Site falls within the 0 to 24.99 percent category, 32.2. percent of the Project Site within the 25 to 49.99 percent category, and 35 percent within the 50 percent and steeper category. There is a significant ridgeline located within the southeastern portion of the Project Site that will remain in its natural state. The Project Site is also located within a VHFHSZ. Finally, the Project Site also includes an abandoned oil well that was exploratory only, never active, and capped.

B. Site Access and Circulation
The Project Site is accessible via two primary access points from The Old Road, an existing Secondary Highway on the County Master Plan of Highways. The Old Road is directly to the west of and adjacent to the I-5 Freeway. The two primary access points are to the northeast and southeast of the Project Site, and provide ingress/egress with two proposed, 57- to 64-foot-wide public streets, "A Street" and "B Street", as labeled on the Exhibit "A".

C. Internal Circulation and Multi-Purpose Trail
The proposed public streets connect to a network of 26- to 36-foot-wide private driveways and fire lanes connecting to the proposed lots. The Project includes five-foot-wide walkways throughout the Project Site, providing direct pedestrian access to all units, connecting to the proposed public streets, and to The Old Road. 3.9-gross-acre and 28-foot-wide private driveway and fire lane surrounding the residential development will also serve as a multi-purpose trail. This multi-purpose trail system would connect to existing unpaved trails in the southern portion of the Project Site. After development of the Project, all on-site trails would be open to the public.

D. VTTM and Exhibit "A" No. 83301
The VTTM and Exhibit "A" No. 83301 dated September 23, 2024, depict 37 lots on 233.49 gross acres in the northern foothills of the Santa Susana Mountains within Santa Clarita Valley Planning Area. This includes 10 multi-family residential lots, 12 HOA open space lots, four natural open space lots, two lots for the recreation center, seven debris basin lots, a water tank lot, and a lot for the water purveyor.

The Project Site is located south of Sagecrest Circle, west of The Old Road, and north of Calgrove Boulevard ("Project Site") and consists of five APNs 2826-041-039, 2826-023-014, 2826-022-026, 2826-022-027, and 2826-022-035. Additionally, the Project includes the vacation of excess right-of-way along The Old Road and acquisition of adjacent County-owned APN 2826-022-901, which will be required prior to final map recordation. The development would be clustered within the northeasterly portion of the Project Site.

E. Residential Development

The Project includes the development of 510 dwelling units with a mix of two- and three-story-high attached and detached for-sale units, and a four-story-high affordable senior rental apartment building. The 253 detached for-sale units, resemble detached residences, are proposed on Lot Nos. 4, 5, and 6. The 209 attached for-sale units are within 36 townhome buildings that will range from three to seven attached units proposed on Lot Nos. 2, 3, 7, 8, and 9. All for-sale dwelling units are designed with private yard areas. Building heights for all for-sale units will range from 26 to 38 feet high. The senior affordable rental housing consists of 48 dwelling units within one multi-family building and a surface parking lot proposed on Lot Nos. 10 and 11. The building height will be 45 feet high for the senior affordable rental apartment building. All dwelling units will range in size from one to four bedrooms that are approximately 522 to 2,140 net square feet in size, designed in Spanish Modern, Wrightian, and Irving Gil styles.

F. Project Amenities

The Project also includes a 4,540 square-foot single-story recreational center on Lot Nos. 12 and 13. The recreation center will include many community amenities, including a fitness room, conference room, study, dining, kitchen spaces, and an outdoor pool. In total, the development includes 291 buildings. The Project also includes the following features and amenities: two 57- to 64-foot-wide on-site public streets, 26- to 36-foot-wide private driveways and fire lanes providing internal circulation and vehicular access to all units, five-foot-wide pedestrian walkways throughout the development, and parklets throughout all residential lots. A 3.9-gross-acre and 28-foot-wide multi-purpose trail and private driveway and fire lane surrounds the residential lots, connecting to existing County trails. The multi-purpose trail will be gated for vehicular access, but open to the public and ungated for pedestrian access.

G. Other Project Components

The Project includes concrete block walls and privacy fencing from 3.5 to six feet high and several retaining walls from about two to 17.5 feet high. There are several existing and proposed access and utility easements on the Project Site. The existing easements will remain. Other Project components include sidewalk improvements along the Project's frontage, a retaining wall adjacent to The Old Road directly east of the Project Site, improvements to The Old Road fronting the Project Site, and removal of vegetation (brush thinning) within the fuel modification zone off-site. The Project would also include several off-site utility infrastructure

component improvements, upsizing of existing sewer pipelines, and the construction of three manholes within The Old Road. Additionally, as noted above, the Project includes the vacation of excess right-of-way along The Old Road and the acquisition of an adjacent County-owned parcel.

The Project includes requests for street frontage waivers for 19 lots modified as part of County Code Title 21 (Subdivisions) and will create 15 smaller lots to encourage clustering as part of the CUP. The Project's smaller lots and street frontage waivers facilitate the DCD and clustering approach, allowing the creation of separate lots within one zone opposed rather than irregular lot lines or split by zoning. The clustering approach as part of the DCD also reduces impacts to both SEA and HMA resources and preserves an existing significant ridgeline within the southeastern portion of the Project Site, where no development is proposed.

H. Lot Phasing

The Project includes seven phases for the creation of lots as part of the subdivision. Phase 1 includes 15 natural and HOA open spaces, all except for one (Lot No. 1), and all seven debris basin lots, the water tank and purveyor lots, and the two recreation center lots, including the surface parking lot. This includes approximately 177.14 gross acres of natural and improved open space and no dwelling units. Phase 2 includes the development of the multi-family senior housing lot and surface parking, for a total of 48 rental units. Phase 3 includes the remaining HOA open space lot, Lot No. 1, and residential Lot Nos. 2 and 3, for a total of 107 attached for-sale units, and 0.04 gross acres of improved open space. Phase 2 includes for-sale Lot No. 4 for a total of 105 detached for-sale units. Phase 5 includes Lot No. 5 and a total of 70 detached for-sale units. Phase 6 includes Lot No. 6 and a total of 78 detached for-sale units. Phase 7 includes Lot Nos. 7, 8, and 9 for a total of 102 attached for-sale units. The AHP requires that the 24 affordable for-sale units with an average affordability be distributed evenly throughout all condominium for-sale lots (Lot Nos. 2 through 9).

I. Parking

The Project meets required parking standards, including a two-car garage for each proposed condominium dwelling unit, two surface parking lots, one for the senior apartment dwelling units and one for recreation center, for a total of 1,256 vehicle parking spaces. This includes 972 resident (924 covered and 48 uncovered) and 284 uncovered guest parking spaces throughout the development, including 12 accessible parking spaces. The Project shall also include the required bicycle parking with approximately 161 bicycle parking spaces (30 short-term and 131 long-term spaces).

J. Natural and Improved Open Space

The Project is surrounded by open space and vacant and undeveloped land to the north, west, and south. All development will be clustered in the northeast portion of the Project Site, predominantly within the least steep slopes with a grade of 24.99 percent or less, reducing the Project's footprint and preserving steeper slopes as

well as open space, including a significant ridgeline in the southeastern portion of the Project Site. Over 75 percent of the Project Site, a total of 178.5 gross acres, will be natural and improved HOA open space. This includes 28.2 gross acres of improved open space (12 percent of the Project Site), including landscaping, parkways, dog parks, and parklets; and 150.3 gross acres of natural and undisturbed open space (approximately 64.4 percent). The Project will also preserve 466.7 gross acres off-site on six lots to the west of the Project Site by establishing a one-million-dollar endowment for its long-term maintenance in agreement with the Mountain Recreation and Conservation Authority ("MRCA"), the anticipated conservation easement holder. See Exhibit L (Project Acreages for SEA Technical Advisory Committee ("SEATAC") and Off-site Conservation Figures) for more information on both the on- and off-site natural open space. In total, the Project includes the preservation of 611.1 gross acres of natural open space in perpetuity as part of a conservation easement. The Project would plant a total of 1,628 trees (856 ornamental trees and 772 native/mitigation replacement trees) within the conservation and landscaped areas, fulfilling all tree planting requirements for the OTP, SEA CUP, and on-site tree planting requirements. The Project will also be required to submit detailed landscaping plans, and the future HOA will be responsible for managing the on-site improved open spaces.

K. Grading

The total earth movement would be approximately 2,845,000 cubic yards, including the on-site Project components and the off-site adjacent lot adjacent to The Old Road that includes manufactured slopes. The Project requires approximately 1,500,000 cubic yards of cut and 1,300,000 cubic yards of fill for a total of 2,800,000 cubic yards of grading with 1,345,000 cubic yards of over excavation, which is expected to shrink by 15 percent by approximately 200,000 cubic yards. The grading would be balanced on-site, and no import or export of soil is proposed.

L. SEA Protected Trees, including Oaks

The SEA CUP is required for impacts to a total of 334 SEA protected trees (265 removals, and 53 within a proposed debris basin, and 16 encroachments). All trees within proposed debris basins are considered as removals for the purposes of mitigation requirements. Specifically, there are impacts to 312 non-heritage SEA-protected trees including oak, walnut, cottonwood, willow, and elderberry trees (251 removals, 50 trees located within debris basins, and 11 encroachments) and to 22 heritage oak trees (14 removals, three trees located within debris basins, and five encroachments). The removal of 265 SEA protected trees and impacts to 53 trees within a proposed debris basin, amounting to 318 trees, would require planting of 772 native/mitigation replacement trees within the conservation and landscaped areas on-site. The Project would plant a total of 1,628 trees (856 ornamental trees and 772 native/mitigation replacement trees) within the conservation and landscaped areas fulfilling all tree planting requirements for the OTP, SEA CUP and on-site tree planting requirements. The Project will also be required to submit detailed landscaping plans, and the future HOA will be responsible for managing the on-site improved open spaces. Finally, it is important

to note that 849 trees were identified on the Project Site, and as noted, 334 trees would be impacted. The remaining 551 existing trees will be preserved and incorporated into Project Site's landscaping. This preserves 61 percent of the on-site trees.

M. VHFHSZ

The Project Site is located within a designated SRA and VHFHSZ. The Project has been designed to be a more fire-resistant community including many features aimed at reducing potential impacts from wildfire hazards, including the site design and orientation oriented towards the northeast portion of the Project Site and the inclusion of two points of ingress/egress from The Old Road as well as the incorporation of the multi-purpose trail around the residential development forming a break and buffer between improved and natural open space areas to the west and south. All private driveways also serve as fire lanes, and the Project will be required to comply with all applicable permitting, building, and fire code requirements.

N. Condominium Project

The Project includes 462 condominium units, which will range in height from 26 to 38 feet high. The attached condominiums, or townhouses, will range from three to seven attached units in a building and are proposed on Lot Nos. 2, 3, 7, 8, and 9. The detached condominiums, which resemble SFRs, are proposed on Lot Nos. 4, 5, and 6. The Project meets the Healthy Design Ordinance requirements including five-foot-wide pedestrian walkways for internal connectivity and access. All common areas will be managed by the future HOA. Furthermore, 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.

O. Affordable Housing

As part of this AHP, the Project includes 71 affordable set-aside units total, 24 for-sale condominium units in compliance with the IHO and 47 senior affordable rental units as part of a Density Bonus request, with two incentives and six waivers.

15. **CEQA DETERMINATION.**

LA County staff ("Staff") has determined that an Environmental Impact Report ("EIR") was necessary for the Project. This was identified in the Notice of Preparation sent to agencies and interested parties on June 16, 2022. On December 10, 2024, the Draft EIR was circulated for a 60-day public review period ending on February 7, 2025. However, the Hughes Fire presented "unusual circumstances," displacing many people from their homes and thereby potentially making it more difficult for some members of the public to timely submit comments (State CEQA Guidelines, Section 15105). Therefore, the review deadline was extended by 31 days, for a total public review period of 91-day, from December 10, 2024, to March 10, 2025.

Significant and Unavoidable Impact to Transportation

The Draft EIR identifies that after implementation of the required mitigation measures the Project would result in significant and unavoidable environmental impacts to Transportation. This is because the Project impacts will exceed the Vehicle Miles Travelled ("VMT") threshold of 10.6 based on the County Department of Public Work's Transportation Impact Guidelines (July 23, 2020) and the Project's estimated VMT without mitigation would be 20.5 per Capita, exceeding this threshold. However, the Project includes a Transportation Demand Management ("TDM") program in the mitigation measures, which consider all feasible mitigation measures including neighborhood design elements that encourage walking, biking, and taking transit, Class III bike routes along the Projects "A" and "B" Streets and on the multi-purpose trail, and other TDM strategies such as an E-bike loaner program for residents, and the development of trip reduction and community-based travel planning programs such ridesharing for school children. With these TDM strategies proposed, the Project's VMT impacts were only marginally reduced by 7.45 percent from 20.5 to 19 VMT per Capita, thus still exceeding the required 10.6 threshold. The EIR concluded that no combination of feasible mitigation measures would reduce the impact below the County's threshold of significance.

No Impacts or Less Than Significant Impacts/Less Than Significant Impacts With Mitigation

There are no impacts or less than significant impacts to Energy, Mineral Resources, Population/Housing, Recreation, and Utilities and Service Systems. Environmental impacts to the following would be reduced to less than significant with mitigation: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emission, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Public Services, Tribal Cultural Resources, and Wildlife.

The Project includes several mitigation measures to reduce SEA impacts resulting from the Project to less than significant. These include 15 preservation, avoidance, and minimization measures have been provided as outlined in the Biota Report (MM BIO-1 through BIO-15), including mitigation measures specific to on- and off-site habitat preservation, preparation of conservation management plans; the provision of an endowment for the permanent maintenance of all conservation areas; on-site habitat establishment and restoration for sensitive plants, salvage and translocation of sensitive plants, seeds, and bulbs. Measures are also included for biological monitoring and surveys before and during construction, demarcation of disturbance limits, invasive species prevention, and landscaping. Biologically- focused measures include those for Crotch's bumble bee, special status wildlife relocation, nesting bird avoidance, lighting, homeowner's restrictions, jurisdictional waters compensation, roosting bat surveys, and SEA protected tree replacement/compensation; and

strategically locating development as close as possible to existing urban uses/infrastructure.

Responses to Comments on the Draft EIR

Staff received over 100 comments on the Draft EIR. About 20 of these comments requested an extension to the review period, which was granted, as noted above. Comments in opposition of the Project cited potential impact to the community including concerns about wildfire safety and evacuation planning and protocols, particularly for senior populations. Other concerns related to impacts to open space, trails, aesthetics, traffic, air quality, greenhouse gases, water supply, wastewater, and stormwater, as well as to potential impacts to SEA and Biological resources including mountain lion populations, and wildlife corridors. Supporters of the Project cited potential benefits to the community including much-needed new housing, the inclusion of affordable housing, proposed public trail connectivity, and the preservation of open space as part of the Project. The EIR includes written responses to all comments received, including a detailed wildfire topical. In addition, the County has prepared CEQA Findings of Fact, Mitigation Monitoring and Reporting Program ("MMRP"), and Statement of Overriding Considerations.

16. **COMMUNITY OUTREACH.** Per the permittee's community outreach summary, from October 2, 2020, to March 20, 2025, prior to the Commission's public hearing on the Project, the permittee performed public outreach for the Project. This included approximately 20 meetings, including multiple meetings with community groups and members, local organizations, and HOAs including the Golden State Gateway Coalition, Stevenson Ranch HOA, West Ranch Town Council, Southern Oaks HOA, William S. Hart Union School District, Newhall School District, Sunset Point community members/block captains (No HOA), Santa Clarita Valley Trail Users, and the Sierra Club. The permittee provided updates on the project status and timelines, including for buildout, as well as information on project features such as the clustering approach project footprint, the preservation of open space, oak tree mitigation, native and drought-tolerant landscaping, the multi-purpose trail and trail connectivity, improvements along The Old Road, wildfire safety and resiliency (including defensible space and home hardening, and planned contributions to the County Fire Department ("Fire") for the purchase of new fire equipment. The information provided was in response to community questions and concerns.

17. **PUBLIC COMMENTS.** Excluding comments received as part of the earlier Draft EIR comment period, which have been included in the EIR, Staff received two comments at the time of report preparation, including the following: (1) a letter of support from David Bossert, received via email on July 6, 2025, and (2) a letter in opposition from Donna Nolan, received via email on July 12, 2025. Future comments received, if any, shall be provided as part of a supplemental report.

18. **AGENCY RECOMMENDATIONS.**
    A. The County Subdivision Committee consists of representatives from LA County Planning and the County Departments of Public Works ("Public Works"), Fire,

Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"). Based on VTTM and Exhibit "A" dated September 23, 2024, the Subdivision Committee cleared the Project for public hearing.

B. In a meeting held on June 3, 3024, SEATAC recommended clearance to public hearing with conditions.

C. In a letter dated July 31, 2024, the Los Angeles County Development Authority recommended approval of the Project with conditions.

19. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public hearing) and 21.16.075 (Posting), and 22.222.160 (Notification Radius) of the County Code, Staff properly notified the community of the public hearing. This included mailings, newspaper (Santa Clarita Valley Signal) publication, and property posting. On June 26, 2025, Staff mailed a total of 283 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot-wide radius as well as other agencies and interested parties, including 25 organizations and individuals on the Newhall Zoned District courtesy list. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

20. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the H2 land use designation is intended for residential neighborhoods at densities that require urban services. These neighborhoods are intended to provide a transition between higher density, urban development and rural communities throughout the Area Plan, and this designation is appropriate in such urban and rural interface areas. The H2 land use designation includes SFRs and other residential uses at a maximum density of two dwelling units per one acre. Given the Project's net acreage of approximately 227.4 acres, the maximum allowable density on the Project Site is 455 dwelling units.

The Commission further finds that the General Plan permits deviations to the Land Use Legend and Land Use Policy Map, such as an increase in density above the maximum allowable density. These include the allowance of density bonuses for affordable and senior citizen housing, as part of an AHP, implementing the housing goals of the General Plan. Given the provision of 47 affordable senior rental units for very low-income (50 percent AMI) levels, or an approximate 10 percent set aside, the Commission further finds that the Project may benefit from a density bonus of up to a 32.5 percent increase in density pursuant to County Code Table 22.120.050-A (Affordable Housing Set Asides and Density Bonuses), bringing the maximum allowable density on the Project Site to 603 dwellings. The Commission finds that the full density bonus is not proposed to be utilized, as the Project opts to include an approximate 12 percent density bonus (less than half of the allowable increase), resulting in a total of 510 dwelling units. Residential development (residential lots only) is clustered on 41.5 gross acres as part of the DCD, representing less than 18 percent of the total gross Project area.

21. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:
Conservation and Natural Resources Element ("C/NR")

Goal C/NR 1. Open space areas that meet the diverse needs of Los Angeles County.

- *Policy C/NR 1.1. Implement programs and policies that enforce the responsible stewardship and preservation of dedicated open space areas.*

  The Project would include approximately 178.5 gross acres of preserved open space, including natural (150.3 gross acres) and improved (28.2 gross acres) open space at the Project Site. The future HOA will manage the improved open space for the Project. On-site easements for trails and trail connections would be maintained by the Parks and Recreation.

- *Policy C/NR 1.6. Prioritize open space acquisitions for available lands that contain unique ecological features, streams, watersheds, woodlands, grasslands, and/or offer linkages that enhance wildlife movements and genetic diversity.*

  The Project includes the acquisition of six off-site lots to the west of the Project Site totaling 466.7 gross acres within the same SEA and containing SEA resources, to be placed in a conservation easement in perpetuity. This includes the establishment of a one-million-dollar endowment for its long-term maintenance in agreement with the MRCA, the anticipated conservation easement holder.

Goal C/NR 3. Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.

- *Policy C/NR 3.9. Consider the following in the design of a project that is located within an SEA, to the greatest extent feasible: Preservation of biologically valuable habitats, species, wildlife corridors and linkages; Protection of sensitive resources on the site within open space; Protection of water sources from hydromodification in order to maintain the ecological function of riparian habitats; Placement of the development in the least biologically sensitive areas on the site (prioritize the preservation or avoidance of the most sensitive biological resources on-site); Design required open spaces to retain contiguous undisturbed open space*

  The Project would minimize development within the SEA by using a DCD design that reduces the size of lots in the northeast portion of the Project Site. The Project's on-site impact area (including the Project development footprint, debris basins, and fuel modification zones ("FMZ") would total approximately 83.2 gross acres. As a

result, a majority of the Project Site's approximate 233.49 gross acres would be undisturbed natural open space, thus preserving sensitive resources, such as riparian woodland and oak woodlands, on the upland portion of the Project Site. In addition, this natural open space would be contiguous with existing natural open space to the south, east, and west of the Project Site, thus providing linkages for wildlife to these areas. Finally, rainwater runoff would be captured in the seven proposed debris and desilting basins, on Lot Nos. 14, 15, 19, and 33 through 36, which would be designed to retain and diffuse the flows to the existing system downstream. The Project includes several mitigation measures to reduce SEA impacts resulting from the Project to less than significant. The Project is consistent with the SEA Ordinance as modified based on biological recommendations from SEATAC, and adequacy of the Biota Report.

Although the Project Site is located at the interface of undeveloped lands and existing development, it encompasses the northern 1,500 feet of a County-designated wildlife corridor, which provides movement for highly mobile species such as mountain lion, deer, and badger, from lands associated with the SEA to undeveloped lands associated with the San Gabriel Mountains further east. Wildlife movement from northwest and west to the south is expected to be unimpeded by the Project since there are geographic features (ridges and canyons), with hiking trails, within the Conservation Area that have connectivity to Rivendale, which is adjacent to the open space in Towsley Canyon.

Housing Element ("H")

Goal H 3. A housing supply that ranges broadly in costs to enable all households, regardless of income, to secure adequate housing.

- *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.*

  The Project will provide a diverse mix of housing types for various incomes. In addition to providing 438 attached and detached condominium units as market-rate housing, the Project includes the development of 71 deed-restricted for-sale and rental affordable units, representing 14 percent of the total 510 dwelling units on-site. Specifically, the Project includes 24 middle-income for-sale condominium units (averaging 135 percent AMI), and 47 very low-income senior housing units (50 percent AMI), thus increasing the diversity of housing types in the Santa Clarita Valley and the County.

Goal H 11. Alignment of housing production with state and local sustainability goals in order to protect natural resources, reduce greenhouse gas emissions, and foster climate resilience.

- *Policy 11.2. Ensure consistency with the County's Green Building Standards (Title 31) to enhance building design and construction and encourage sustainable building practices*

  The Project would comply with 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.

Land Use Element ("LU")

Goal LU 3. A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.

- *Policy LU 3.1. Encourage the protection and conservation of areas with natural resources, and SEAs.*

  The Project Site is within a designated SEA and HMA. The Project would cluster development on the northeast portion of the Project Site, near existing development and infrastructure, minimizing development and impacts to natural resources within the SEA and to the steepest slopes with the HMA. Clustering results in reduced grading and will result in a total of 178.5 gross acres of improved (28.2 gross acres) and natural open space (150.3 gross acres) on the Project Site. This is over 75 percent of the Project Site. In total, the Project will result in the preservation of 611.1 gross acres of natural open space, both on-site (144.4 acres of the 150.3 acres) and off-site (466.7 acres) in perpetuity as part of a conservation easement. Additionally, the Project will also plant 1,628 trees (856 ornamental trees and 772 mitigation trees).

  The Project would reduce impacts to federal and State-listed species by providing on-site habitat preservation, as detailed in the Biota Report and Biological Resources Section of the EIR. The Project includes several mitigation measures to reduce SEA impacts resulting from the Project to less than significant. These include 15 preservation, avoidance, and minimization measures have been provided as outlined in the Biota Report (MM BIO-1 through BIO-15), including requiring pre-construction surveys, plantings, and biological monitoring during construction; measures protecting against invasive species establishment and spread; the preparation of conservation management plans; the provision of an endowment for the permanent maintenance of all Conservation Areas; nesting bird avoidance; conducting a special status plant seed and bulb survey; and strategically locating development as close as possible to existing urban uses/infrastructure. The Project is consistent with the SEA Ordinance as modified based on biological recommendations from SEATAC, and adequacy of the Biota Report. The Project requires an OTP and an SEA CUP for the removal of SEA-protected trees. With approval of the SEA CUP, the Project's proposed residential design would protect natural and SEA resources.

Additionally, the Project demonstrates compliance with the County's Hillside Design Guidelines by including a variety of the recommended design strategies for site planning, grading and facilities, road circulation, building design, and landscaping. More specifically, these include locating more than 50 percent of the development footprint on the flattest portion of the Project Site; designing buildings to all face a private drive roadway or be are served by an alley and face an open space; siting developed areas away from the mapped significant ridgeline in the southeastern portion of the Project Site and open spaces to preserve unique slopes and hillsides; providing an excess of open space when considered the off-site conservation easement; using contoured grading that match existing topography; locating the water tank elevation at 1,530 feet high and the nearest hilltop within 500 feet is 1,590 feet high, so 60 feet above; locating the water tank at the rear of Project Site, far from public views, and hidden by graded slopes; by providing two points of access with public streets "A" Street and "B" Street that are curved with undulating patterns to mimic the natural surrounding contours; and having more than 50 percent of the roadways within the Project designed as private driveways and fire lanes, thus reducing the development footprint and paving area. Additional Project aspects that comply with the Hillside Design Guidelines include massing articulation, pop-outs and cantilevers used appropriately as shown on architectural elevations; using three architectural styles (Spanish Modern, Irving Gill, and Wrightian) applied throughout the Project Site for variety; impacting only 334 trees of the 849 trees identified on-site, resulting in the retention and preservation of 61 percent of the on-site trees (515 existing trees), which will be incorporated into site landscaping; and using low water use plant species, with moderate water use plants to follow fuel modification guidelines.

The Project proposes a number of amenities to residents and to the surrounding community, including abundant open space and an extensive trail network connecting the public to the Project's open space and adjacent off-site trail networks and open space. With implementation of mitigation measures in the EIR and MMRP, and approved CUPs, the Project would not conflict with this policy.

Goal LU 9. Land use patterns and community infrastructure that promote health and wellness.

- *Policy LU 9.2. Design development adjacent to natural features in a sensitive manner to complement the natural environment.*

The Project would provide open space contiguous to existing open space to the west, south, and east of the Project Site's boundary. In addition, the Project Site would buffer the retained Lyon Canyon drainage and oak woodland resources from the proposed development area. The Project would enhance the natural vegetation within the dedicated open space with plantings of additional oak and SEA-protected trees and removal of invasive species as part of the Project and SEA resource preservation, as detailed in the Biological Resources Section of the EIR. By

clustering development and preserving the vast majority of the Project Site as open space, the Project has designed development adjacent to natural features in a sensitive manner to complement the natural environment, such as by creating contiguous natural open space lots around the development. Additionally, the Project includes a multi-purpose trail that also serves as a break and buffer from the natural open space and vacant land surrounding the Project Site. This, and internal walkways, and parklets to encourage and support pedestrian activity. Finally, the Project includes other design features such as internal walkways, recreation center, swimming pool, parklets, and bicycle parking, creating community infrastructure that promotes health and wellness.

Parks and Recreation Element ("P/R")

Goal P/R 1. Enhanced active and passive park and recreation opportunities for all users.

- *Policy P/R 1.2. Provide additional active and passive recreation opportunities based on a community's setting, and recreational needs and preferences.*
- *Policy P/R 4.3. Develop a network of feeder trails into regional trails.*

Goal P/R 4. Improved accessibility and connectivity to a comprehensive trail system including rivers, greenways, and community linkages.

- *Policy P/R 4.4. Maintain and design multi-purpose trails in ways that minimize circulation conflicts among trail users.*

The Commission finds that the Project provides a network of internal walkways and a 3.9-gross acre multi-purpose trail surrounding the residential development that connects to existing County trails, which are a part of a larger regional trail network. The Commission finds that this will improve accessibility, connectivity, and community linkages, creating a more comprehensive trail network. The Commission also finds that the Project includes natural and improved open space, including discrete parklets throughout all the residential lots. Finally, the Commission finds that the Project is developed with improved and natural open space that is adjacent to Taylor Trail Wilderness and Open Space, and Rivendale, on the southeast, and Santa Clarita Woodlands Park, which includes Ed Davis Park in Towsley Canyon, on the southwest.

Safety Element 2015 ("S")

Goal S 1. An effective regulatory system that prevents or minimizes personal injury, loss of life and property damage due to seismic and geotechnical hazards.

- *Policy S 1.1. Discourage development in Seismic Hazard and Alquist-Priolo Earthquake Fault Zones.*

- *Policy S 1.2. Prohibit the construction of most structures for human occupancy adjacent to active faults until a comprehensive fault study that addresses the potential for fault rupture has been completed.*

The Commission finds that the Project Site is not located in a Seismic Hazard or Alquist-Priolo Earthquake Fault Zone, and no known active or potentially active faults exist within the Project Site. The Commission finds that there are no Holocene-active faults that intersect or are within close proximity to the Project Site, and that the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone.

- *Policy S 1.3. Require developments to mitigate geotechnical hazards, such as soil instability and landsliding, in Hillside Management Areas through siting and development standards.*

The Commission finds that because the Project Site is in an HMA this requires a CUP and compliance with Hillside Design Guidelines to ensure appropriate Project siting and design. The Draft EIR and Geotechnical Report prepared for the Project recommends several measures to reduce slope instability, such as the removal of potential debris material, building setbacks from ascending slopes, reduction and control of drainage on debris material, construction of debris basins, and the construction of an impact wall. These recommendations would be incorporated within the final Project design, as required by the applicable building codes. Additionally, approximately 150.3 gross acres of the Project Site would be natural open space. As such, most of the Project Site that is located in HMAs would be retained in its natural condition and not developed.

Goal S 2. An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to flood and inundation hazards.

- *Policy S 2.1. Discourage development in the County's Flood Hazard Zones.*
- *Policy S 2.2. Discourage development from locating downslope from aqueducts.*
- *Policy S 2.4. Ensure that developments located within the County's Flood Hazard Zones are sited and designed to avoid isolation from essential services and facilities in the event of flooding.*

The Commission finds that the Project Site is not located downslope from an aqueduct. The Commission further finds that the Project Site's lowland areas, located in the northeastern portion of the site, are situated in a 100-year flood zone (Zone A). To minimize risks of flood damage, the Project would result in the clustering of development to allow for engineered slopes and other safety measures that would minimize risk from floods in the developed portion of the Project Site. This includes an engineered storm drainage system to collect and treat runoff from developed portions of the site and provide flood control protection by constructing four new detention basins and a new flood control channel, which would reduce stormwater flows from the Project Site and convey them to the existing culvert under I-5. This proposed drainage system would be designed to meet the County's flood control standards to protect the

development as well as the remaining floodplain that could be affected by the modification. Since the flood plain would be modified by the Project, the Federal Emergency Management Agency ("FEMA") will need to issue a Conditional Letter of Map Revision ("CLOMR), prior to the approval of storm drain plans and construction of the proposed channel and basins. Upon completion, FEMA would also need to issue a Letter of Map Revision ("LOMR") for the removal the northern portion of the Project Site west of the Caltrans culvert from the FEMA Flood Zone A designation. The LOMR would ensure that when the Project site is removed from the flood plain it is designed to ensure that downstream flood impacts are not increased. As a result, the Project Site would not be isolated from access to essential services and facilities in the event of a flood.

- *Policy S 2.5. Ensure that the mitigation of flood-related property damage and loss limits impacts to biological and other resources.*

The Commission finds that the Project does not include mitigation for flood-related property damage or loss and as such would not conflict with this policy. However, the Project does include mitigation for direct impacts to aquatic resources. Impacts to jurisdictional aquatic resources, including streams and riparian habitat are fully mitigated as part of the MMRP and would reduce the Project's impacts to jurisdictional aquatic resources to less than significant.

- *Policy S 2.6. Work cooperatively with public agencies with responsibility for flood protection, and with stakeholders in planning for flood and inundation hazards.*

The Commission finds that the Project permittee will work cooperatively with all applicable public agencies with responsibility for flood protection and with stakeholders for flood and inundation hazards, including the County and FEMA. As discussed above, a LOMR would be processed through and approved by FEMA upon completion of the drainage improvements to officially remove the Project Site from being within the Special Flood Hazard Area. The County's Floodway Map would also be revised in accordance with Public Work's Floodplain Management Plan requirements, which includes measures to review and update flood risk hazards when new data becomes available.

Goal S 3. An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.

- *Policy S 3.1. Discourage high-density and intensity development in VHFHSZs.*

The Commission finds that the Project would cluster development in the northeastern portion of the Project Site, minimizing the size of the development footprint as part of the DCD CUP and clustering approach, while still maintaining conformity with the permitted density of the H2 designation.

- *Policy S 3.3. Ensure that the mitigation of fire-related property damage and loss in Fire Hazard Severity Zone ("FHSZ") limits impacts to biological and other resources.*

The Commission finds that Project includes FMZs in accordance with all applicable state and local defensible space requirements. An FMZ is a specific area where vegetation has been removed, planted, or modified to increase the likelihood that a structure will survive a wildfire; to improve defensible space around that structure needed for firefighting activities; and to prevent direct flame contact with structures. In order to provide a conservative analysis, the Draft EIR considers FMZs to be impacted areas for the purposes of biological resource impacts and its associated mitigation requirements. Importantly, FMZs are open spaces that are not developed with structures and do still function to support locally present plant and wildlife species as well as other important ecosystem services. All biological resource associated impacts are fully mitigated to a less than significant as detailed in the Biological Resources Chapter of the Draft EIR. The Project would also cluster development in the northeastern portion of the Project Site, thereby minimizing the development footprint and the required FMZs adjacent to wildland areas at the Project Site.

- *Policy S 3.4. Reduce the risk of wildland fire hazards through the use of regulations and performance standards, such as fire-resistant building materials, vegetation management, fuel modification and other fire hazard reduction programs.*

The Commission finds that the Project would be required to comply with all County Building and Fire codes that are applicable at the time of building permit approval and construction, which California Fire Code, Chapter 7A of the California Building Code. These codes include provisions for fuel modification, use of ignition-resistant building materials, and defensible space for fire prevention and safety to aid in the protection of residents and structures. In addition to ignition-resistant construction measures, including ember-resistant vents to minimize the potential for structure fires from airborne embers, the Project has provided a customized fuel modification plan that includes 200-foot-wide FMZs to meet Fire Code. Additionally, when the full 200-foot-wide FMZ is not achievable on-site, the neighboring property will be required to provide brush thinning to achieve the remaining fuel modification (e.g., the on-site fuel modification is 150 feet, the neighboring property would be required to provide brush thinning for the remaining 50 feet). Further, where the full 200 feet of fuel modification is not maintained by the Project, the Project would provide enhanced construction features (e.g., walls, windows, and vents).

- *Policy S 3.5. Encourage the use of low-volume and well-maintained vegetation that is compatible with the area's natural vegetative habitats.*

The Commission finds that the Project will be required to install landscaping with native, drought-tolerant, and climatically appropriate species.

- *Policy S 3.7. Site and design developments located within FHSZs, such as in areas located near ridgelines and on hilltops, in a sensitive manner to reduce the wildfire risk.*

The Commission finds that the Project would incorporate new infrastructure to ensure fire safety, including a new two-million-gallon water tank to ensure reliable fire flow water pressure for the new residential structures, fire hydrants, and an emergency access road. The development of the proposed dwelling units and buildings on-site would be required to comply with Chapter 7 of the California Fire Code, which requires the use of ignition-resistant building materials, smoke barriers, sprinkler systems, fire protection systems, and door and window designs to avoid ember intrusion. The Project would provide emergency vehicle access via proposed public streets "A" and "B", in addition to a private driveway and fire lane surrounding the development that would be used for access for emergency and maintenance vehicles. The Project includes an ingress/ingress easement for the property west of the Project Site. Consistent with County Code Title 21 (Subdivisions) and access requirements of the County Fire Code, the Project's roadways would meet all County access requirements for new residential development in a VHFHSZ.

Goal S 4. Effective County emergency response management capabilities.

- *Policy S 4.3. Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning.*

The Commission Finds that in compliance with Fire and CEQA requirements, a Wildfire Evacuation Plan was prepared for the Project and included in the EIR as Appendix M-1. The Wildfire Evacuation Plan details several mitigation measures including a Wildfire Education Program to provide information to occupants regarding notifying the County Office of Emergency Management of special needs occupants so that accommodations for their notification (e.g., Accessible Alert LA County, Community Emergency Response Team programs, etc.), and transportation or other special requirements can be provided during an emergency evacuation. Occupants would be advised of their options during an emergency by law enforcement or fire officials. Additionally, mitigation measures will require the establishment of a Fire Safety Coordinator position as part of the HOA Board who would be responsible for preparing and implementing an educational program with wildfire-related information to be provided to all on-site residents, including residents of the senior housing apartment complex. The Fire Safety Coordinator/committee shall be responsible for creating a senior housing carpool program that shall ensure that all seniors who are not able to safely evacuate on their own, including mobility-challenged individuals, are accounted for and transported during an emergency evacuation.

- *Policy S 4.5. Ensure that there are adequate resources, such as sheriff and fire services, for emergency response.*

The Commission finds that the Project would be required to pay the County's law enforcement facilities mitigation fee per County Code Chapter 22.266 (Law Enforcement Facilities Fee) if in effect, which explicitly applies to the unincorporated urban expansion areas of Santa Clarita. 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. In addition to this, the Commission finds that the permittee has voluntarily agreed to pay an additional monetary contribution of two million dollars to the Consolidated Fire Protection District of Los Angeles County to fund the purchase of fire engines to enhance local emergency response, suppression, and protection capabilities.

Public Services and Facilities Element ("PS/F")

Goal PS/F 6. A County with adequate public utilities.

- *Policy PS/F 6.6. Encourage the construction of utilities underground, where feasible.*
- *Policy PS/F 6.7. Discourage above-ground electrical distribution and transmission lines in hazard areas*

The Commission finds that to ensure that the Project will be required to underground all transmission lines and public utilities, including those along The Old Road along the Project's frontage.

Goal PS/F 8. A Comprehensive public library system facilities

- *Policy PS/F 8.2. Support library mitigation fees that adequately address the impacts of new development.*

The Commission finds that to ensure that the Project pays its fair share of costs, the permittee would comply with the Developer Fee Program for the LACL, as provided in County Code Section 22.264.050 (Library Facilities Mitigation Fee).

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

Area Plan – Circulation Element ("C")

Area Plan - Objective C-1.1. Provide multi-modal circulation systems that move people and goods efficiently while protecting environmental resources and quality of life.

- *Area Plan - Policy C-1.1.4. Promote public health through provision of safe, pleasant, and accessible walkways, bikeways, and multi-purpose trail systems for residents.*

The Commission finds that the Project fosters pedestrian connectivity for residents because it includes on-site walkways that provide access to all dwelling units, the recreation center, and to a multi-purpose trail that further connects to existing off-site trails. In addition, the main proposed public streets will have sidewalks, which will connect to existing sidewalks on The Old Road. In addition to dedicated natural and improved open space areas and the recreation center, all of the residential lots would contain pockets of open space for passive and active use. These areas would contain amenities such as landscaping and shade trees, passive open space/lawn areas, picnic tables, activity space, and/or walking paths.

Area Plan - Land Use Element ("LU")

Area Plan - Objective LU 1.3 Plan for density and intensity of development that respects and is reflective of the natural terrain.

- *Area Plan Policy LU-1.3.5. Encourage flexible siting and design techniques within hillside areas in order to preserve steep slopes or other unique physical features, including density-controlled development (clustering) in accordance with the provisions of the Zoning Ordinance (Title 22 of the County Code), provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.*

Through the approval of the this DCD CUP, the Project development is clustered in the northeast portion of the Project Site, closest to existing development to the north and road infrastructure and development to the east. The Project will therefore impact a total of 83.2 gross acres, leaving 150.3 of natural open space on-site, of which 144.4 gross acres will be placed in a conservation easement, along with additional 466.7 off-site acres to be acquired. This approach reduces grading and impacts the HMA and SEA resources, siting development in areas that are less steep; thereby preserving the natural, steeper slopes of the HMA. Furthermore, there is no applicable CSD for the Project Site, and smaller lots are modified as part of the DCD CUP.

- *Area Plan - Policy LU-1.3.6. Encourage retention of natural drainage patterns and the preservation of significant riparian areas, both of which are commonly located in hillside areas.*

The Project's proposed clustering of development and preservation of open space would reduce impacts to wildlife; natural drainage courses; riparian woodland and oak woodlands, and SEA protected trees, and would preserve a significant ridgeline in the southeastern portion of the Project Site by avoiding development in this area. The

proposed debris basins would consist of a combined low-flow water quality and peak-flow conveyance system. The initial of first-flush runoff will be treated in the biofiltration basins and would provide water quality treatment in order to meet the County's Low Impact Development ("LID") Ordinance per Public Works requirements. During large storm events, the rainwater would be captured by the proposed on-site debris basins designed to retain and diffuse the flows to the existing system downstream. The water quality treatments across the Project Site would use biofiltration units, including proposed modular wetlands to treat flow from building pads, and proposed "Filterra" units to treat flows from the main streets. Finally, riparian woodland is located in the upland area of the Project site. Given the clustering of development in the northeastern portion of the Project Site, this riparian habitat would be preserved. This is discussed in greater detail in the Hydrology and Water Quality Section of the Draft EIR.

Area Plan - Objective LU-3.1. Provide for a diversity of housing types available to provide safe and suitable homes for all economic levels, household sizes, age groups, and special needs groups within the community.

- *Area Plan - Policy LU-3.1.2. Provide a mix of housing types within neighborhoods that accommodates households with varied income levels.*

- *Area Plan - Policy LU-3.1.5. Promote development of housing that is affordable to residents, including households with incomes in the very low-, low-, and moderate-income classifications, through provision of adequate sites on the Land Use Map, allowance for density bonuses and other development incentives.*

The Project will provide a diverse mix of housing types for various incomes. In addition to providing 438 attached and detached condominium units as market-rate housing, the Project includes the development of 71 deed-restricted for-sale and rental affordable units, representing 14 percent of the total 510 dwelling units on-site. Specifically, the Project includes 24 middle-income for-sale condominium units (averaging 135 percent AMI), and 47 very low-income senior housing units (50 percent AMI), thus increasing the diversity of housing types in the Santa Clarita Valley and the County. The Project Site is designated with a H2 land use designation under the Area Plan, which is intended for residential neighborhoods at densities that require urban services. These neighborhoods are intended to provide a transition between higher density, urban development and rural communities throughout the Santa Clarita Valley Planning Area, and this designation is appropriate in such urban and rural interface areas.

Area Plan - Objective LU-3.3. Ensure that the design of residential neighborhoods considers and includes measures to reduce impacts from natural or man-made hazards.

As discussed in the Wildfire Section of the Draft EIR, the Project Site is located within a VHFHSZ and SRA. As such, the permittee will be required to comply with applicable fire and building codes meant to create a wildfire-resistant development, including the

implementation of defensible space, fire-ignition resistant construction and building materials, and home/structure hardening. Furthermore, the permittee was required to prepare a conceptual fuel modification plan, which was reviewed and approved by the 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. 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 Project would provide emergency vehicle access via proposed "A" Street and "B" Street, in addition to the private driveway and fire lane surrounding the residential lots (multi-purpose trail) and within the residential lots. The Project provides adequate setbacks, fuel modification areas, and emergency access routes.

Area Plan - Objective LU-3.4. Encourage creation of pleasant neighborhoods that provide a high quality of life for residents.

- *Area Plan - Policy LU-3.4.4. Within higher-density housing developments, ensure provision of adequate recreational and open space amenities to ensure a high-quality living environment.*

The Project would include recreational amenities, trails, and open space improvements within the Project Site. The Project will preserve approximately 144.4 gross acres of contiguous, undisturbed open space on-site under a conservation easement, and includes a total of 150.3 gross acres of on-site natural open space in total. The Project includes approximately 28.2 gross acres of improved open space within the Project's development footprint. This improved open space would include substantial amenities maintained by HOA for residents of the Project, including a community recreation center, dog park, and pockets of passive or active open space (e.g., parklets). The Project also includes a multi-purpose trail that connects to existing County trails and surrounding natural open space areas.

- *Area Plan - Policy LU-3.4.5. Ensure compatibility between single-family and multi-family residential developments through consideration of building height and massing, architectural treatment, connectivity, privacy, and other design considerations.*

The proposed residential development is clustered on approximately 41.5 gross acres in the northeastern portion of the Project Site. In total, the Project's on-site impact area, including the Project development footprint, fuel modification zones, and debris extents, would be approximately 83.2 gross acres, thereby allowing for preservation of the majority of the site as open space. The proposed dwelling units would include a combination of attached and detached dwelling units. The Project would be designed with a variety of styles, with typical building materials that would include stucco, with wooden trellises, awnings, and bay windows. The materials and architectural styles would be similar to those implemented in the existing, adjacent residential areas. The Project would ensure compatibility between single-family and multi-family residential

developments through consideration of building height and massing, architectural treatment, connectivity, privacy, and other design considerations.

Area Plan - Objective LU-6.1. Maintain the natural beauty of the Santa Clarita Valley's hillsides, significant ridgelines, canyons, oak woodlands, rivers, and streams.

- *Area Plan - Policy LU-6.1.3. Ensure that new development in hillside areas is designed to protect the scenic backdrop of foothills and canyons enjoyed by Santa Clarita Valley communities, through requiring compatible hillside management techniques that may include but are not limited to density-controlled development (clustering) subject to the limitations in Policy LU-1.3.5; contouring and landform grading; revegetation with native plants; limited site disturbance; avoidance of tall retaining and build-up walls; use of stepped pads; and other techniques as deemed appropriate.*

The Project includes a DCD CUP and utilizes clustering, ensuring that the Project aligns with this policy. All development will be clustered in the northeast portion of the Project Site, predominantly within the least steep slopes with a grade of 24.99 percent or less, reducing the Project's footprint and preserving steeper lopes, and open space, including a significant ridgeline in the southeastern portion of the Project Site. Additionally, the final Project design, as required by the State and local building codes requires that all permanent cut-and-fill slopes on-site be seeded or planted with lightweight, deep-rooting, drought-resistant native vegetation. In addition, the manufactured slopes are designed so as to not standout against the natural hillside areas, and the proposed retaining walls would not dominate views of the hillsides.

Area Plan - Objective LU-6.2. Provide attractive public and open spaces in places visited by residents and visitors, where feasible and appropriate.

- *Area Plan - Policy LU-6.2.2. Provide and enhance trail heads where appropriate with landscaping, seating, trash receptacles and information kiosks.*

The Project would provide a recreation center in the central portion (Lot Nos. 12 and 13) of the Project Site. The central recreation space includes a network of walkways and paths that connect to the multi-purpose trail system that connects to the County trails system. Over 75 percent of the Project Site will be natural or improved open space. A new trailhead would be constructed near the gated vehicular entrance of the multi-purpose trail (and private driveway and fire lane) at the northeastern corner of the Project Site, off of The Old Road. In addition to dedicated natural and improved open space areas and the recreational facilities on the Project Site, all of the residential lots would contain parklets, which are pockets of open space for active and passive use. These discrete pockets of open space areas would be located throughout the northeast corner of the Project Site and would contain amenities such as landscaping and shade trees, passive open space/lawn areas, seating, trash receptacles, picnic tables, activity spaces, and/or walking paths.

Area Plan - Objective LU-7.6. Protect natural habitats through site design where reasonable and feasible.

- *Area Plan - Policy LU 7.6.4. Encourage site designs that protect oak trees, hillsides, and biological resources through creative solutions.*

Area Plan - Objective LU-7.8. Protect significant woodlands, heritage oak trees, and other biological resources from the impacts of development.

- *Area Plan - Policy LU-7.8.2. Protect all designated Significant Ecological Areas (SEAs) from incompatible development.*

The entire Santa Susana /Simi Hills SEA covers approximately 30,236 acres, and most of the land is natural open space with very sparse disturbances for ranches, oil wells, and minimally improved access roads. On a regional basis, the SEA contains biotic communities, vegetative associations, and habitat of plant or animal species that are either unique or are restricted in distribution. This includes coastal sage scrub, alluvial scrub, valley oak woodland, valley oak savannah, mainland cherry woodland, native grassland, southern willow scrub, and cottonwood-willow riparian forest. The entire Project Site is within the SEA and characterized by hillside and valley terrain with moderate to steep variations with a significant ridgeline designated in the southeastern portion of the site that will remain unimpacted by the proposed development. In order to protect oak trees, hillsides, biological and SEA resources on the Project Site, the Project clusters residential development on the northeastern portion of the Project Site. The Project includes an SEA CUP and OTP to address and mitigate impacts to oak trees, SEA and biological resources.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

22. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-2-1, A-2-2, C-3, and C-3-DP zoning classification as detached and multi-family residences are permitted in such zones with this CUP and AHP pursuant to County Code Table 22.16.030-B (Principal Use Regulations For Agricultural, Open Space, Resort And Recreation, And Watershed Zones) and Table 22.20.030-B (Principal Use Regulations For Commercial Zones). Townhomes are allowed in the A-2 Zone and in C-3 Zones within HMAs and VHFHSZs with this CUP. The CUP also requests to allow residential development within the DP Overlay Zone pursuant to County Code Section 22.52.030.B.1 (-DP Zone - Land Use Regulations Residential Uses). The Project includes a waiver request as part of the related AHP to allow the placement of the affordable senior housing parking lot to be located as the primary use on a separate adjacent lot zoned A-2-1 (Lot No. 13), thereby waiving County Code Table 22.16.030-B (Principal Use Regulations For Agricultural, Open Space, Resort And Recreation, And Watershed Zones).

Furthermore, the Commission finds that the AHP also includes an incentive request to allow DCD development to include townhomes within the C-3-DP and a waiver request

to develop multi-family housing within a DCD, waiving County Code Section 22.140.170.A (DCD - Applicability), which does not allow DCD in C-3 Zones (only in Zones A-1, A-2, R-R, R-A, R-1, and R-2), and Section 22.140.170.C.3 (DCD - Dwelling Types), which restricts the dwelling types allowed in DCDs to SFRs and townhomes.

23. **AREA AND WIDTH.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 21.24.240 (Area and width-Requirements generally) and 22.110.130 (Required Area and Width) for all lots except for 15 clustered lots, modified and as part of the DCD CUP pursuant to County Code Sections 22.158.060 (Conditions of Approval) and 22.158.070 (All Zone Regulations Apply Unless Permit is Granted). The Project includes 37 lots, ranging in size from 1,797 to almost 75.9 acres. Of these 37 lots, 15 are smaller given the A-2-1 or A-2-2 minimum acreage requirement of one to two acres. Specifically, the smaller lots include the following:

    - HOA Open Space Lot Nos. 1, 16, 18, 23, 31, 37;
    - Attached For-Sale Lot Nos. 3, 9;
    - Affordable Senior Rental Housing Lot No. 11;
    - Recreation Center Lot No. 12;
    - Flood Control Debris Basin Lot Nos. 19, and 34 - 36; and
    - Water Purveyor Lot No. 28.

    This modification is necessary to allow the proposed design of the Project Site given the mixed, irregular, existing zoning designation design established by the past approved subdivision project, sloping terrain, and to prevent the creation of new lots with split zoning. Only one smaller lot (Lot No. 1, which is 1,797 square feet) is below 8,000 square feet in size. The Commission further finds that modifications to the required lot size are possible given flexibility in the above-noted sections of Title 21 (Subdivisions) of the County Code, and as part of the DCD CUP and because the average lot size for the proposed 10 residential lots (Lot Nos. 2 through 11) is 4.15 acres (41.47 acres in all divided by 10), exceeding the one- and two-acre minimums. Finally, the Commission finds that all lots meet the required average lot width of 60 feet required for lots required to have more than 7,000 square feet in area pursuant to County Code Section 22.110.130 (Required Area and Width), such as Lot No. 1, as measured along its street frontage, and Lot Nos. 12 and 32, given their irregular and triangular shapes.

24. **MINIMUM STREET FRONTAGE.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage) for all lots that have or exceed 60 feet of street frontage, which is the minimum requirement, except for the following 19 lots, which do not comply with the street frontage requirements:

    - Affordable Senior Rental Housing Lot No. 10;

- Recreation Center Lot No. 12 (reduced frontage);
- Flood Control Debris Basin Lot Nos. 14-15, 33-35;
- HOA Open Space Lot Nos. 20-23, 30-31, 32 (reduced frontage);
- Natural Open Space Lot Nos. 24-27; and
- Water Tank Lot No. 29.

Of these 19 lots, two lots (Lot Nos. 12 and 32) have a reduced street frontage along a public street (12 feet and 30 linear feet, respectively). The remaining 17 lots do not provide street frontage and in most cases, front private driveways and fire lanes as opposed to public roads for internal circulation. Lot No. 10 does not provide street frontage; however the adjacent lot, which serves as the parking lot, provides street frontage and access. This irregularity is due to the irregular zoning boundaries on the Project Site and to avoid future lots split by zoning. Furthermore, the purpose of the use of the private driveway and fire lanes is to allow more clustering of the residential lots. The open space, water tank, private drive, and flood control lots do not meet street frontage because of their remote locations on the Project Site and due to the requirements by the maintenance agencies of these lots to have a separate lot that does not include additional open spaces around them.

The Commission finds that the Project has been designed in compliance with the private drive standards found in the County's Private Drives and Traffic Calming Design Guidelines Manual dated June 2009. The Commission finds that VTTM and Exhibit Map dated September 23, 2024, has been reviewed for compliance with these standards by Public Works. The Commission further finds that the internal private driveways and fire lanes will be maintained by the future HOA.

25. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Table 22.16.050-A (Minimum Yard Depths For Agricultural Zones), which require 20-foot-wide front yard setbacks, 15-foot-wide rear yard setbacks, and five-foot-wide side yard setbacks for all development within the A-2 Zone, except for the designated rear yards for Lot Nos. 3 and 4 in where the rear yard setback is reduced to 10 feet as part of the AHP. Given the irregular shape of the lots and varied configuration, most front yard setbacks are placed adjacent to or parallel to a public street, and the rear yard is opposite to that. However, this orientation varies due to the irregular shapes and configurations of the proposed lots, and particularly for Lot Nos. 5, 7, and 10. For Lot Nos. 3 and 4, the designated rear yard ranges from 10 to 23 feet. The Commission further finds that residential development in the C-3 Zone is required to provide a 15-foot-wide front yard, five-foot-wide side yard, and 15-foot-wide rear yard. This applies to Lot Nos. 1 and 2, and 8 and 10, which comply with these requirements. Table 1 (Proposed Setbacks) depicts how all lots comply with both the A-2 and C-3 setback requirements. Note: Linear feet is shortened to "LF".

Table 1: Proposed Setbacks

Lot No.	No. of Dwelling Units	Proposed Use	Street Frontage (LF)	Front (LF)	Side (LF)	Rear (LF)	Zoning
2	87	Townhouses	438	30 - 120	5 – 10	22 - 43	C-3-DP
3	20	Townhouses	101	20 - 31	10 - 48	13 - 15	A-2-2
4	105	Detached Condo	296	20 - 23	15 - 17	10 - 23	A-2-2
5	70	Detached Condos	264	20	10 - 13	15 - 20	A-2-2
6	78	Detached Condos	1,566	20 - 28	10 - 64	50 - 115	A-2-2
7	90	Townhouses	349	20 - 24	10 - 64	44 - 92	A-2-1
8	6	Townhouses	285	65	15	31	C-3
9	6	Townhouses	205	64	15 - 74	88	A-2-1
10	48	Senior Housing	0	30	10 - 104	16	C-3-DP
11	0	Parking	208	-	-	-	A-2-2
12	0	Rec Center	16	64	6 - 10	18	A-2-2
13	0	Parking	339	-	-	-	C-3-DP
Total Range:		**Mixed**	**0 - 1,566**	**20 – 120**	**5 - 104**	**10 - 115**	**A-2, C-3**

26. **HEIGHT.** The Commission finds that the Project is consistent with the height requirements pursuant to County Code Section 22.16.050.B (Development Standards for Zones A-1 and A-2 - Maximum Height) in the A-2 Zone, which requires a maximum height of 35 feet, except as modified as part of the AHP in where the height limit for residential uses only may exceed this requirement by three feet for a maximum height of 38 feet. The Commission finds the for-sale units range in height from 26 to 38 feet, and the proposed recreation center within the A-2 Zone will be designed at a maximum height of 35 feet. Furthermore, the Commission finds that the Project is consistent with the C-3 Zone pursuant to County Code Table 22.20.040-A (Development Standards for Commercial Zones), which requires a maximum height that is 13 times the buildable area and 90 percent maximum lot coverage. The Commission finds that the senior rental apartment building within the C-3-DP Zone is 45 feet high and 24,723 square feet (0.70 net acres) in size, in compliance with his requirement.

27. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project complies with the 10-foot building separation requirement pursuant to County Code Section 22.10.050.A.1 (Building Separation - Distance Between Main Buildings), except as modified as part of the AHP, which will allow a building separation of nine feet instead of the 10 feet required for Lot No. 6 only. Therefore, the Commission finds that all buildings on the Project Site will have a building separation of 10 feet except for those on Lot No. 6, which will have nine feet of building separation.

28. **FENCES AND WALLS.** The Commission finds that retaining walls on the Project Site are subject to County Code Section 22.110.070.B.4.a (Fences and Walls - Retaining Walls), which limits the height of retaining walls within setback areas to six feet and that retaining walls may only be topped with non-view-obscuring fences in both cut conditions pursuant to County Code Section 22.110.070.B.4.b (Fences and Walls - Retaining Walls Topped with Walls or Fences). The Commission finds that as part of the AHP, the Project includes two waiver requests to modify fence and wall height requirement, proposing retaining privacy walls up to 8.5 feet, and a retaining wall height of up to 17.5 feet along "B" Street within setback areas, exceeding the six-foot-high height limit. The second request is to allow retaining walls to be topped with non-view-obscuring fences in both cut and fill conditions, thereby waiving County Code Section 22.110.070.B.4.b (Fences and Walls - Retaining Walls Topped with Walls or Fences).

29. **PARKING.** The Commission finds that the Project is consistent with the applicable development standards identified in County Code Chapter 22.112 (Parking). The Commission finds that in total, the Project provides 1,256 vehicle parking spaces (972 resident and 284 guest parking spaces), including 12 accessible parking spaces, detailed in Table 2 (Required & Proposed Parking) below. More specifically, County Code Table 22.112.070 (Minimum Required Parking Spaces) specifies the required parking for the detached and attached condominium units, senior housing, and assembly uses (e.g., the recreation center). All 462 condominium units include a two-car garage, meeting the two covered spaces per detached residence requirement or 924 covered resident parking spaces. For guest parking, the requirement of one uncovered parking space per four dwelling units applies.

Table 2: Required & Proposed Parking

Lot No.	No. of Dwelling Units	Required Resident Parking	Provided	Guest Parking Required	Provided	Total Required Bicycle Parking	Short-term	Long-term
							Provided	
1,2,3	107	214	214	27	30	65	11	54
4	105	210	210	27	40	0	0	0
5	70	140	140	18	50	0	0	0
6	78	156	156	20	59	0	0	0
7	90	180	180	23	43	54	9	45
8, 9	12	24	24	3	5	8	2	6
10,11	48	24	48	6	12	29	5	24
12,13	N/A	N/A	N/A	45	45	5	3	2
Total	**510**	**948**	**972**	**169**	**284**	**161**	**30**	**131**

For the 462 for-sale units, 118 guest parking spaces are required (rounding up per each lot), and 227 uncovered guest parking spaces are provided, exceeding this

requirement. The Commission, therefore, finds that the Project complies with these requirements.

Additionally, County Code Table 22.112.070 (Minimum Required Parking Spaces) requires that the senior housing within the multi-family building include 0.5 standard parking spaces per dwelling unit and one standard guest parking space for every eight dwelling units, which may be uncovered. The Commission finds that the required parking for the proposed senior housing is a total of 30 spaces (24 resident parking spaces and six guest parking spaces). The Commission further finds that the senior affordable housing includes a total of 60 uncovered spaces in a surface parking lot, exceeding the requirements, including one space per dwelling unit or 48 parking spaces for residents, and 12 guest parking spaces. The recreation center parking requirement is based on the occupancy load for the 4,540 square-foot single-story building is 135; therefore requiring 45 parking spaces (one per each three persons), which are provided. The Commission also finds that the Project includes 12 accessible parking spaces and must comply with applicable ADA requirements.

30. **BICYCLE PARKING.** The Commission finds that the Project is consistent with the standards required in County Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), which specifies that attached condominiums, townhomes (with five or more dwelling units), and multi-family residential apartments shall provide one short-term space for every 10 dwelling units and one long-term space for every two dwelling units. Furthermore, assembly uses (e.g., the recreation center) require one short-term bicycle space and one long-term bicycle space for every 50 intended visitors, and a minimum of two short-term and long-term spaces, respectively. Given the Project occupancy load of 135 people, the Project is required to provide five total bicycle parking spaces (three short-term and two long-term) for the recreation center. The Commission finds that the Project will be conditioned to provide the total required bicycle parking required with 161 bicycle parking spaces (30 short-term and 131 long-term spaces).

31. **GRADING.** The Commission finds that the Project includes a total earth movement of approximately 2.845 million cubic yards, including the on-site Project components and the off-site adjacent lot adjacent to The Old Road that includes manufactured slopes. The Commission further finds that this includes approximately 1.5 million cubic yards of cut and 1.3 million cubic yards of fill for a total of 2.8 million cubic yards of grading with 1.345 million cubic yards of over excavation. There is expected to be 15 percent shrinkage on the over excavation for a total of 200,000 cubic yards. The grading would be balanced on-site, and as such, no import or export of soil is proposed. The Commission also finds that the grading amount requires the CUP pursuant to County Code Section 22.140.240 (Grading Projects) because it exceeds 100,000 cubic yards.

32. **DENSITY-CONTROLLED DEVELOPMENT ("DCD").** The Commission finds that DCD is allowed in the A-1 and A-2 Zones with a CUP pursuant to County Code Section 22.140.170.A (DCD – Applicability) and part of the CUP entitlement. The Commission

finds that Project's DCD approach aligns with the recommendations of the Area Plan. The Commission also finds that the Project Site's footprint, orientation, and design clusters the residential development to the northeastern portion of the Project Site. This avoids the steeper portions of the Project Site, positioning the proposed development closest to existing and adjacent development to the north, and The Old Road. The Commission finds that the Area Plan encourages this approach on properties such as this within SEAs and HMAS with certain topographical features and resources to preserve open space for protection of these natural features or resources. The Commission finds that this results in several smaller lots while still meeting the average required by the zoning as allowed by the DCD for clustering, and requires street frontage waivers, as noted above.

The Commission further finds that the AHP also includes an incentive request to allow the applicability of Density-Controlled Development ("DCD") in the C-3-DP-zoned portion of the Project Site and a waiver to develop multi-family housing within a DCD, waiving County Code Sections 22.140.170.A (DCD - Applicability), which does not allow DCD in C-3 Zones (only in Zones A-1, A-2, R-R, R-A, R-1, and R-2), and 22.140.170C.3 (Density-Controlled Development - Dwelling Types), which restricts the dwelling types allowed to SFRs and townhomes, to allow the development of the senior affordable rental housing, a multi-family building, within a DCD.

33. **TOWNHOUSES.** The Commission finds that the Project includes several types of attached townhouses within the A-2 Zone and in C-3 Zones, and that these are allowed within these zones and designated HMAs and VHFHSZs with the CUP. The proposed townhomes include buildings of up to seven units each, which is allowed if specified as part of the CUP pursuant to County Code Section 22.140.600 (Townhouses).

34. **TWO-FAMILY RESIDENCES**. The Commission finds that the Project may include attached two-family residences (or duplexes) within the C-3 and C-3-DP Zones, as part of the CUP pursuant to County Code Section Table 22.20.030-B (Principal Use Regulations For Commercial Zones).

35. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Project complies with the lighting requirements identified in County Code Chapter 22.80 (Rural Outdoor Lighting District) ("ROLD") as required by Mitigation Measure 4.4-12, which will require a Lighting Plan before the issuance of building permits. Although the Project is not technically located within an ROLD, this is required as part of the SEA CUP in compliance with the SEA Ordinance. The Commission further finds that compliance with these requirements would limit light trespass and reduce potential nuisances associated with outdoor lighting, reducing potential adverse impacts to aesthetics and biological resources.

36. **RESIDENTIAL DESIGN.** The Commission finds that the Project is not subject to the standards identified in County Code Section 22.140.520 (Residential Design

Standards) at this time. However, prior to building permit issuance, compliance with Residential Design Ordinance will be verified if applicable.

37. **ON-SITE TREE PLANTING.** The Commission finds that the Project is consistent with the required tree planting requirements, requiring the planting of 303 trees on-site based on the Project's total street frontage of 7,555 linear feet, as outlined in County Code Section 21.32.195 (On-site Trees). The Commission finds the Project will exceed these requirements and will plant a total of 1,628 trees, including 856 ornamental trees and 772 native/mitigation replacement trees within the conservation and landscaped areas.

38. **OAK AND SEA PROTECTED TREES.** The Commission finds that as part of the SEA CUP and OTP, the permittee will be required to plant 772 native and mitigation replacement trees within the conservation and landscaped areas pursuant to County Code Chapter 22.174 (OTP). The Commission finds that the Project will impact a total of 334 SEA-protected trees (265 removals, and 53 within a proposed debris basin, and 16 encroachments). All trees within proposed debris basins are considered as removals for the purpose of mitigation requirements. Out of these, 252 are oak trees, and all trees are non-heritage except for 22 heritage oak trees (14 removals, three trees located within debris basins, and five encroachments). The removal of 265 SEA protected trees and impacts to 53 trees within a proposed debris basin, amounting to 318 trees, would require planting of 772 native/mitigation replacement trees within the conservation and landscaped areas on-site pursuant to County Code Section 22.174.030 (OTP - Applicability). The Commission further finds that Fire/Forester's approval includes both the OTP and SEA CUP planting consistent with the SEA CUP tree planting requirements pursuant to County Code Chapter 22.102 (SEAs).

39. **IMPROVEMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 21.32 (Improvements). The Commission finds that the Project includes sidewalk improvements, a retaining wall adjacent to The Old Road directly east of the Project Site, improvements to The Old Road fronting the Project Site, and fuel modification (brush thinning). The Project would include several off-site utility infrastructure component improvements, including utility water lines, upgrades to two existing pump stations, upsizing of existing sewer pipelines, and the construction of three manholes within The Old Road. Additionally, the Project includes the vacation of excess right-of-way along The Old Road and acquisition of an adjacent County-owned APN 2826-022-901, which will be a condition of approval.

40. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Project does not include rental replacement units pursuant to County Code Chapter 22.119 (Affordable Housing Replacement) because the Project Site is vacant, does not propose the demolition of affordable rental units, and was deemed complete prior to when these replacement requirements became effective.

41. **INCLUSIONARY HOUSING.** The Commission finds that as part of the AHP, the Project includes 24 for-sale units averaging 135 percent AMI in compliance with the Inclusionary Housing Ordinance ("IHO") for the affordable housing set-aside requirement for the Santa Clarita submarket area, which is five percent of the baseline density pursuant to County Code Chapter 22.121 (Inclusionary Housing). Given the baseline density of 455 units, 23 affordable units would be required; 24 affordable units would be included in the Project.

42. **DENSITY BONUS.** The Commission finds that as part of the AHP, the Project includes 47 affordable rental units as part of a Density Bonus request for very low-income (50 percent AMI) levels. The Commission finds that the Project is allowed to have a density bonus of up to 32.5 percent, which is not fully utilized, as the Project includes an approximately 12 percent density bonus only. The Commission further finds that in accordance with County Code Section 22.120.030 (Density Bonus Applicability) and California State Density Bonus Law, the permittee shall benefit from two incentives and six waivers, as noted above.

43. **OPEN SPACE.** The Commission finds that the Project is required to provide 75 percent of County Code Section 22.102.090.E.3 (SEA Development Standards - Land Use Specific Development Standards for Land Divisions, Land Divisions). The Project includes 150.3 gross acres of natural open space on the Project Site, which is approximately 64.4 percent of the Project Site, and about 11 percent less than what is required. The Commission finds that natural open space included in this total excludes areas impacted by the maximum extent of the debris basins and the fuel modification zones and includes existing on-site trails that would not be altered by the Project. The Commission finds that approximately 144.4 gross acres of this natural open space will be placed in an on-site conservation area. However, the Commission also finds that this reduction in on-site natural open space is appropriate because the Project includes 466.7 acres of off-site open space within the same SEA and within a conservation area as required by County Code Section 22.102.100.D.2.a (SEA - Natural Open Space Preservation Mechanisms - SEA CUP), thereby allowing the approximate 11 percent reduction. The Commission finds that all of the off-site natural open space, 466.7 acres, will be preserved as part of an off-site conservation area. The Commission finds that this will include the establishment of a one-million-dollar endowment for its long-term maintenance in agreement with the MRCA, the anticipated conservation easement holder. Furthermore, the Commission finds that the Project includes 28.2 gross acres (12.1 percent of the Project Site) of improved HOA open space, including a dog park and discrete parklets throughout the development area, and improved open space lots surrounding the development. The Commission finds that the Project provides approximately 75 percent of both the improved and natural and preserved open space on-site.

44. **PUBLIC ART IN PRIVATE DEVELOPMENT ("PAPD").** The Commission finds that the Project is not subject to the standards identified in County Code Section

22.246.090 (Public Art in Private Development Program) as the Project was deemed complete on March 22, 2021, prior to the October 15, 2021, effective date of the PAPD Ordinance.

45. **DEEMED COMPLETE.** The Commission finds that the Project was deemed complete on March 22, 2021. As such, it is subject to the applicable local regulations in place at that time pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments).

CUP FINDINGS

46. **The Commission finds that the proposed use at the site 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.** The Commission finds that Project was reviewed and approved by all necessary County departments, including Public Works, Parks and Recreation, Fire, Public Health, and the LA County Sheriff's Department, that other local and California State agencies also reviewed and responded to the Project's EIR, and that all environmental impacts are considered and mitigated to the extent feasible as part to the related environmental review. The Commission finds that the proposed development will not adversely affect persons living or working in the area, or jeopardize public health, safety, or general welfare.

47. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Commission finds that Project is designed utilizing a clustering approach in consideration of the HMA hillside constraints and to reduce SEA impacts. The Project Site is 233.49 acres; however, development and development impacts will be contained within only 83.2 gross acres of the Project Site, resulting in the preservation of 64 percent of the Project Site as natural open space. The Commission finds that the Project Site is adequate in size and shape to accommodate the proposed development, in a manner that is compatible and will enhance the existing community, such as through the provision of a multi-purpose trail that will be open to the public as well as public right-of-way improvements and planting of new trees. The Commission further finds that the Project includes two incentives and multiple waivers as part of the AHP to allow all uses as proposed within the Project Site, including minor reductions in the building separation requirements from 10 to nine feet; request to exceed the height limit with the A-2 Zone by three feet from 35 to 38 feet for residential uses only; with allowances for overheight retaining wall heights so that they can exceed the height limits in setback areas, with retaining privacy walls up to 8.5 feet, and a retaining wall height of up to 17.5 feet; and to reduce the rear yard setback areas from 15 feet to 10 feet. The Commission also finds that the Project includes street frontage waivers and

smaller clustered lots as modified as part of Title 21 (Subdivisions) of the County Code and as part of the DCD CUP to facilitate clustering, primarily to accommodate a smaller and less impactful project footprint, also given the layout of existing zoning.

48. **The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The Project Site is accessible via The Old Road, a Secondary Highway on the County Master Plan of Highways, which is to the west of an adjacent to the I-5 Freeway, including two primary access points to the northeast and southeast, which provide ingress/egress with two proposed 57- to 64-foot-wide public streets, shown as "A" and "B" Streets on the related VTTM. However, the Project would result in significant and unavoidable environmental impacts to Transportation as analyzed under CEQA. This is because the Project impacts will exceed the Vehicle Miles Travelled ("VMT") threshold of 10.6 based the County Department of Public Work's Transportation Impact Guidelines (July 23, 2020). The Project includes a Transportation Demand Management ("TDM") program in the mitigation measures and utilizes California Air Pollution Control Officers Association ("CAPCOA") guidelines to reduce VMT impacts from 20.5 to 19 VMT per Capita, however, this still exceeds the required 10.6 threshold. The Commission finds that the Project includes several pedestrian network improvements that would be expected to enhance walking, biking, and transit modes as alternatives to automobiles. The Commission finds that the EIR includes an MMRP for the Project as well as Findings of Fact and a Statement of Overriding Considerations related to traffic impacts.

49. The Commission finds that, as part of the CUP, the Project includes total earth movement of approximately 2,845,000 cubic yards, including the on-site Project components and the off-site adjacent parcel adjacent to The Old Road that includes manufactured slopes. The Commission further finds that grading would be balanced on-site, and as such, no import or export of soil is proposed. The Commission further finds that the clustering approach for Project results in overall reduced grading.

50. The Commission finds that the Project includes townhouses within the A-2 and C-3 Zones, and that these are allowed within these zones and designated HMAs and VHFHSZs with a CUP. The Commission further finds that the proposed townhomes include rows of three to seven attached units, and that these are designed in manner that complement the Project's other residential development.

51. The Commission further finds that DCD is permitted with a CUP, and within the C-3 Zone with an incentive as part of the AHP, and that this approach helps to cluster development so as to reduce the Project's footprint and impacts to HMA, SEA, and biological resources, including the preservation of a significant ridgeline.

SUPPLEMENTAL FINDINGS (SEA CUP, HMA CUP, -DP CUP, OTP)

SEA CUP Findings

52. **The Commission finds that pursuant to Los Angeles County Code Section 22.102.080.D (SEA CUP - Findings), the Project is highly compatible with SEA Resources, including the preservation of natural open space areas and providing for the long-term maintenance of ecosystem functions.** The Commission finds that in total, considering both the on-site and off-site Conservation Areas, the Project results in the preservation of over 611 acres of natural open space containing sensitive SEA resources. Furthermore, the on-site portion of the total Conservation Area is 150.3 acres of natural open space or just over 64 percent of the Project Site. The Project's proposed off-site Conservation Area within the SEA would result in the permanent preservation of an additional 465.39 acres of SEA Resource Categories ("SRC") 1, 3, and 4 vegetation communities, including 27.5 acres of oak woodland riparian habitat and 54.9 acres of non-riparian oak woodland habitat, even if not all are in-kind resources. As a result, the Project preserves SEA resources at a significantly higher impact-to-preservation ratio than is required by the SEA Ordinance and implementation guidelines to compensate for the out-of-kind resource preservation. The SEA Ordinance and implementing guidelines require respective preservation ratios of 5:1 for SRC 1, 3:1 for SCR 3, and 2:1 for SRC 4 for in-kind resource categories. The Project exceeds the mitigation ratio requirements mitigating SRC 1 at a 7.5:1 ratio, SRC 3 at a 4.5:1 ratio, and SRC 4 at a 15.2:1 ratio to account for out-of-kind mitigation. Across all SEA vegetation resource categories (excludes developed areas), the Project preserves 470.4 acres in excess of the requirements of the SEA ordinance and implementing guidelines.

Further, the Commission finds that 16 preservation, avoidance, and minimization measures have been provided as outlined in the Biota Report (MM BIO-1 through BIO-16), including requiring pre-construction surveys, plantings, and biological monitoring during construction; measures protecting against invasive species establishment and spread; preparation of conservation management plans; the provision of an endowment for the permanent maintenance of all Conservation Areas; nesting bird avoidance; conducting a special status plant seed and bulb survey; and strategically locating development as close as possible to existing urban uses/infrastructure. These mitigation measures are included in the Project's EIR and identified as MM 4.4-1 through 4.4-16.

The Commission finds that in the absence of reducing further impacts to on-site SEA resources, MM 4.4-1 ensures the Project is compatible with SEA resources by requiring that suitable high-value off-site natural open space be preserved within the Project's Santa Susana Mountains SEA, and the adjacent Santa Clara River SEA, or via the purchase of mitigation credits from a County approved mitigation bank located within the Santa Susana Mountains SEA, Simi Hills SEA, or SEA contiguous to the Project Site at ratios exceeding County SEA ordinance requirements. Any off-site habitat conservation area(s) created by the Project will be subject to a permanent conservation easement, endowment, and ongoing monitoring.

The Commission also finds that the Project strategically locates development closest to existing development and infrastructure. The Project Site is located at the

easternmost perimeter of the SEA, abutting existing residential and commercial development to the north and The Old Road and I-5 to the east. Furthermore, the Commission finds that both the proposed conservation areas (both on and off-site portions) are located adjacent to existing public lands to the west and south that are subject to conservation easements and/or other preservation mechanisms to ensure maintenance of the functioning of the local ecosystem in perpetuity.

53. **The Commission also finds that the Project avoids or minimizes impacts to the SEA Resources and wildlife movement through one or more of the following: a. Avoiding habitat fragmentation, b. Minimizing edge effects; or c. Siting development in the least sensitive location.** Regarding avoiding Habitat Fragmentation, the Commission finds that the existing natural open space within the SEA allows for connectivity between the Santa Monica Mountains and the San Gabriel Mountains, an important corridor for gene flow and species movement, and relatively undisturbed native, natural communities within LA County. The Project Site is located at the easternmost perimeter of the SEA, abutting existing residential and commercial development to the north and The Old Road and I-5 to the east. The Project would cluster residential development adjacent to existing infrastructure and other existing residential and commercial uses to the north. As a result of its clustered design, the Project is able to permanently preserve 64 percent of the Project Site as natural open space, as the on-site Conservation Area, which minimizes impacts to SEA resources and avoids disruptions to wildlife movement.

The Commission further finds that the Project's off-site Conservation Area further preserves an additional approximately 466.7 gross acres of natural open space, including a one-million-dollar endowment in agreement with MRCA, adjacent to existing publicly owned lands within the SSM/SH SEA, ensuring accessible wildlife movement in perpetuity. Additionally, habitat linkages along Lyons Canyon between Rivendale, Towsley Canyon, and conserved areas to the northwest and west would remain intact and accessible to wildlife due to the preservation of canyons and ridgelines within the on-site Conservation Area. Moreover, the Calgrove Boulevard underpass will remain unchanged by the Project, which will continue to facilitate wildlife movement beneath I-5 and into Wildwood Canyon Open Space and Gates King Open Space. As such, the Project complies with this finding to avoid habitat fragmentation.

Regarding minimizing edge effects, the Commission finds that edge effects are minimized because the Project is sensitively and strategically sited adjacent to The Old Road/I-5 corridor on the east and existing residential and commercial development to the north. To meet fire safety requirements, limited off-site brush thinning would be necessary to the north and to the south in Rivendale. Additionally, noise generated by Project construction and lighting and noise from the operation of the Project could result in additional edge effects in the surrounding open space. However, mitigation measures are provided to minimize these disruptions in the adjacent open space areas. As noted, 16 preservation, avoidance, and minimization measures have been provided as a part of the Project (MM 4.4-1 through 4.4-16, including: conserving in perpetuity approximately 611 gross acres of on-site and off-site natural open space

(excludes developed areas) in the Conservation Area; requiring pre-construction surveys, planning, and biological monitoring during construction; measures protecting against invasive species establishment and spread; preparation of conservation management plans; nesting bird avoidance; conducting a special status plant seed and bulb survey; and strategically clustering development as close as possible to existing urban uses/infrastructure.

The Commission further finds that the on-site Conservation Area would further minimize impacts to the west and southwest by establishing a Conservation Management Plan that would maintain the habitat integrity in perpetuity. Rivendale to the south is maintained by the City of Santa Clarita ("City") and would not be substantially impacted by the proposed limited brush thinning there. Brush thinning by the Project will extend a total of 200 feet from the proposed residential development in the northeastern and southeastern corner of the Project Site, extending off-site into Rivendale a maximum of 150 feet. The Project permittee has consulted with the City regarding the limited brush thinning being proposed on its adjacent Rivendale property and the City indicated no objections to the proposal, subject to proper permittee/City coordination regarding same. As such, the proposed mitigation lowers the Project's edge effects on adjacent SEA Resources and wildlife movement.

Regarding siting development in the least sensitive location, the Commission finds that the subject property is located at the easternmost perimeter of the SEA, abutting existing residential and commercial development to the north and The Old Road and I-5 to the east. Portions of the Project Site have been impacted by historic human alterations of the landscape; historical aerials show structures and large areas lacking noticeable vegetation between 1947 and 1985. However, disturbed areas noted as apparent in historical aerials have in many cases recovered to a natural function since those disturbances ceased. All proposed residential development has been strategically located on the portion of the Project Site that is largely adjacent to existing urbanized uses and infrastructure, including I-5, The Old Road, and existing residential and commercial development. The Project's design allows for the permanent conservation of natural open space in the on-site Conservation Area, including preserving canyons and ridgelines, creating contiguous corridors for wildlife movement within it. Accordingly, the Commission finds that the development is sited in the least sensitive location and reduces impacts to habitat.

54. **The Commission finds that the Project will buffer important habitat areas from development by retaining sufficient natural vegetation cover and/or natural open spaces and integrating sensitive design features.** The Commission finds that on-site Conservation Area, which supports the preservation of natural vegetation cover, is located in the southern and western portions of the property, maintaining a substantial buffer to existing protected open space areas to the south and west. The on-site Conservation Area is contiguous with large tracts of existing dedicated natural open space associated with the City of Santa Clarita's Woodlands Park and Rivendale. Additionally, the on-site Conservation Area consists of Lyons Canyon and associated valleys, which also provide moderate to high levels of suitable live-in, breeding,

foraging, cover, and dispersal habitat. The on-site Conservation Area also provides line-of-sight connections to valley and canyon complexes located within the adjacent Santa Clarita Woodlands Park, Rivendale, and beyond, to the Santa Susana Mountains, Simi Hills, and the additional conserved lands within them (including the Project's off-site Conservation Area).

The Commission finds that the Project includes numerous mitigation measures and project design features that would ensure the on-site Conservation Area will continue to function as a significant buffer from development in perpetuity. This includes biological monitoring during vegetation removal and grading and the demarcation of the limits of construction would avoid and minimize inadvertent impacts to the on-site Conservation Area and would ensure continued function as a substantial buffer. Secondly, the Project will be required to implement a County-approved invasive species prevention plan and landscaping plan that would further avoid and minimize indirect impacts to the on-site Conservation Area and adjacent open space areas from the introduction of non-native plants. Finally, future Covenants, Conditions and Restrictions ("CC&Rs") for the Project's HOA will prohibit detrimental activities to the on-site Conservation Area that will avoid and minimize edge effects during the operation of the completed Project.

The Commission further finds that post-construction, the Project would include features to create a transitional area or buffer between the development on the Project Site and the off-site Rivendale to the south, as shown in Appendix L (Screening Study) of the Biota Report. The Project's proposed street that will run adjacent to the northern boundary of Rivendale would be lined, on both the north and the south side of the street, with a mix of small and medium street trees spaced 25 feet on center. In addition to the trees, the south side of the Project's "B" Street right-of-way would include a retaining wall with an average height of approximately six feet, ranging from two feet to 17.5 feet in height, which will include tubular fencing on top.

The Commission finds that additional screening trees and shrubs will be planted along the Project's southern property line (e.g., coast live oak, laurel sumac, sweet bay, Indian laurel, and coffeeberry) to further buffer the Project Site from the adjacent off-site open space areas. The shrub screening in the street right-of-way would be followed by varying distances of slope plantings, native habitat plantings, and bioretention rim planting that would continue to buffer the southern edge of the Project Site and prevent noise and light intrusion into the adjacent Rivendale. These structural and vegetative features add a physical barrier discouraging terrestrial wildlife movement into the developed portion of the Project Site and creating a naturalized barrier between the properties, while also providing additional screening and attenuation of Project-related street and vehicle lighting, and vehicle noise.

55. **The Commission finds that the Project will maintain the ecological and hydrological functions of water bodies, watercourses, and their tributaries.** The Commission finds that the Project Site is located at the terminus of two main drainages that drain Lyons Canyon in the south and a small, unnamed canyon in the north, with

several smaller tributaries draining minor canyons. The two watercourses merge in the northwestern portion of the northeast portion of the Project Site that directs water under The Old Road and I-5 and into the concrete channel of the South Fork of the Santa Clara River. The Project proposes to install detention basins within the western perimeter of the Project's development footprint to retain stormwater and direct Project flows into an underground stormwater system that would direct water to the same destination. Accordingly, the existing drainage patterns and hydrologic conditions remain the same and no changes to the functions of watercourses and their tributaries are caused by the Project. The Commission finds that ecologically, the Project proposes to preserve a minimum of 27.4 acres off-site of similar or higher quality habitat of riparian-associated vegetation communities within the SEA, providing a mitigation ratio of 7.6:1, which substantially exceeds the mitigation ratios for same in the SEA ordinance and implementing guidelines (which require a 5:1 mitigation ratio). The preservation of 27.4 acres of off-site riparian vegetation would provide for a greater habitat quality for plants and wildlife and will contribute to the preservation of the overall ecological value of the region. As such, the proposed mitigation lowers the Project's effect on ecological and hydrological functions of water bodies, watercourses, and their tributaries to less than significant, and the Commission finds that the Project complies with this finding.

56. **The Commission finds that the Project ensures that roads, access roads, driveways, and utilities do not conflict with Priority Biological Resources, habitat areas or migratory paths.** The Commission finds that the Project development is strategically clustered adjacent to The Old Road/I-5 to the east and adjacent to existing residential and commercial development to the north. All proposed roads, access roads, driveways, and utilities are located within the Project's development footprint, allowing the preservation of natural open space in the on-site Conservation Area. While the Project Site does contain Priority Biological Resources (SRC 1 through 3), preservation, avoidance, and minimization measures, including on-site and off-site natural open space conservation, construction monitoring, surveys, preparation of habitat mitigation plans, and the recordation of conservation easements alongside financial support for ongoing maintenance and monitoring of open space resources serve to limit conflicts with priority biological resources. The Project's on-site and off-site preservation of 597.42 acres of SRC 1 through 4 vegetation communities adjacent to existing public lands would allow for additional Priority Biological Resources to be preserved and migratory paths to be protected in perpetuity, all in excess of SEA Ordinance and implementing guidelines requirements.

57. **The Commission finds that the Project will promote the resiliency of the SEA to the greatest extent possible. For purposes of this finding, SEA resiliency cannot be preserved when the proposed development may cause any of the following:**

a. Significant unmitigated loss of contiguity or connectivity of the SEA;
The Commission finds that the Project would not result in significant and unmitigated loss of contiguity or connectivity of the SEA. The Commission finds that the Project does not cause habitat fragmentation or loss of contiguity or connectivity within the

SEA because the Project design clusters proposed development adjacent to existing residential and commercial uses to the north and The Old Road/I-5 on the east, allowing preservation of natural open space in the on-site Conservation Area. The Project's "clustered development" design is in keeping with applicable policies for same contained in the Area Plan. The on-site Conservation Area will protect in perpetuity a valuable (and presently unprotected) connection between large tracts of adjacent conserved natural open space associated with the City of Santa Clarita's Woodlands Park and Rivendale, contributing to a contiguous corridor of conserved natural open space that connects lands to the west to the Calgrove Boulevard undercrossing, a recognized undercrossing of I-5 that supports east/west wildlife movement between the SEA and the Gateway Ranch Open Space, Gates King Open Space, and the San Gabriel Mountains to the west; this preserves and avoids substantial loss of connectivity within the SEA. Furthermore, the Project preserves an additional approximately 465.38 acres of SRC 1-4 within the proposed off-site Conservation Area, facilitating wildlife movement and connectivity within the Santa Susana Mountains SEA in perpetuity. As such, the Project complies with this finding.

b. Significant unmitigated impact to a Priority Biological Resource;

The Commission finds impacts on Priority Biological Resources would be reduced to less than significant. The Commission finds that the Project has impacts to Priority Biological Resources (SRC 1 through 3) in the form special-status plants and wildlife, water resources, vegetation communities, and oak woodland; however, as set forth below, all such impacts are fully mitigated in accordance with SEA ordinance and CEQA guidelines. The Project includes 16 preservation, avoidance, and minimization measures have been provided as a part of the Project (MM 4.4-1 through 4.4-16), including conserving in perpetuity approximately 614.40 acres of on-site and off-site natural open space (excluding developed areas) in the Conservation Area proposed; requiring pre-construction surveys, planting, and biological monitoring during construction; measures protecting against invasive species establishment and spread; preparation of conservation management plans; nesting bird avoidance; conducting a special status plant seed and bulb survey; and strategically locating development as close as possible to existing urban uses/infrastructure. These measures serve to preserve and limit impacts to Priority Biological Resources and as such, impacts to Priority Biological Resources would be reduced to less than significant.

c. Removal of habitat that is the only known location of a new or rediscovered species; and

The Commission finds that no new or rediscovered species are present on the Project Site and will not be removed.

d. Other factors as identified by SEATAC.

The Commission finds, regarding other factors as identified by SEATAC, that the permittee made modifications primarily to the Biological Report including within the Draft EIR for the Project. SEATAC recommended the following: 1) additional Newhall

Pass wildlife corridor working group information; 2) permanent conservation easement measures to combat invasive species in the oaks and walnut woodland; 3) all the species noted in the previous biological studies and if any are noted that require additional coordination with the agencies, that initial coordination take place based on those previous studies; 4) initial coordination take place regarding the condor with California Fish and Wildlife Service, and any flyovers for landing sites in the vicinity of or over the Project Site be mapped in the EIR; 5) additional analysis of the bat colony that is nearby, of whether or not construction is likely to impact the bat colony, and if so, discussion of mitigation of impacts; and 6) an overall list of monitoring and maintenance requirements for each of the open space areas be included in the mitigation measures. Finally, the Commission further finds that the Project also includes a reduced project design and footprint as an alternative ("Alternative C") in the Draft EIR as recommended by SEATAC.

HMA CUP Findings

58. **The Commission finds that the proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constrains, and using sensitive design techniques tailored to the site requirements.** The Commission finds the Project employs clustering, which minimizes the overall development footprint, including development within the HMA slopes. A slope analysis prepared for the Property guided placement of residential development areas in locations that serve to minimize impacts to steep slopes and reduce impacts to hillside terrain while providing for a viable housing development in lots zoned A-2 and C-3. The Project clusters the proposed residential development on 41.5 gross acres as part of the DCD, representing less than 18 percent of the total gross Project area. Clustering also results in the development area to be largely contained in the lower-lying areas of the Project Site, with most of the Project located within under the 25 percent slope range. This design approach also reduces the overall grading quantities that may have otherwise been generated by a more expansive design. Clustering facilitates maximum open space preservation across the Property. As a result, impacts to natural drainage courses, woodland areas, and biota that are within the southerly expanse of the Property have been avoided.

59. **The Commission finds that the proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constrains, and using sensitive design techniques tailored to the site requirements.** The Commission finds that the Project is surrounded by open space and vacant and undeveloped land to the north,

west, and south. The Project is adjacent to several area parks – Rivendale to the west and east, and the Santa Clarita Woodlands Park Open Space area to the south, which encompasses the Ed Davis Park in Towsley Canyon. The Project will provide important missing linkages in the existing regional trail network and expand trail facilities consistent with the objectives of the Area Plan and General Plan. The Commission finds that all development will be clustered in the northeast portion of the Project Site, predominantly within the least steep slopes with a grade of 24.99 percent or less, reducing the Project's footprint and preserving steeper slopes, and open space, including a significant ridgeline in the southeastern portion of the Project Site. Over 75 percent of the Project Site, a total of 178.5 gross acres, will be natural and improved open space. This includes 28.2 gross acres of improved open space, including landscaping, parkways, and parklets, and 150.3 gross acres of natural and undisturbed open space, which is approximately 64.4 percent of the Project Site. The Project's improved open space, which includes several debris basins and lots for water storage and for the water purveyor are designed to blend in with the surrounding scenic views. The Commission further finds that locating the proposed residential development adjacent to an already improved major thoroughfare, The Old Road, and to residential development to the north, provides much-needed affordable and market-rate housing options to the community while still maintaining the aesthetic hillside terrain that characterizes the Santa Clarita Valley.

60. **The Commission finds that the proposed development 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.** The Commission finds that the Project proposes to cluster a diverse mix of residential types including attached and detached condominiums, and senior affordable rental units within 41.5 gross acres of the Project Site, which is surrounded by development to the north, including SFRs and commercial uses, and public transit within the vicinity. The Commission finds that the Project is designed with a multi-purpose trail around the residential development, creating a break and buffer from the surrounding improved open space lots and natural open space. The Commission finds that the Project's two primary streets will provide ingress/egress to Project from The Old Road, also improving the public right-of way. These streets will connect to a network of internal private driveways and fire lanes. The Commission finds that the Project Site is developed so as to accommodate some of the natural contouring of the land, reducing grading, and maximizing circulation, resulting in a community that is compatible with and enhances the community character. The Commission further finds that the Project's residential lots are designed to form smaller neighborhoods within the development as a whole, with continuous connectivity to the other areas of the Project Site. Finally, the Project exceeds the open space requirements for the HMA, which only requires that 25 percent of the urban-designated Project Site be maintained as natural open space, since the Project provides over 64 percent of natural open space or 150.3 gross acres.

61. **The Commission finds that the proposed development is in substantial compliance with the Hillside Design Guidelines.** The Commission finds that

following the criteria provided in the County's Sensitive Hillside Design Measures, the Project has been designed in a responsible way that is compatible with the community and area. The Commission finds that the Project demonstrates compliance with the County's Hillside Design Guidelines by including a variety of the recommended design strategies for site planning, grading and facilities, road circulation, building design, and landscaping. More specifically, these include locating over 50 percent of the development footprint is located on the flattest portion of the site; designing buildings all face a private drive roadway or are served by an alley and face an open space; siting developed areas away from mapped the significant ridgeline in the southeastern portion of the project site, and the open spaces to preserve unique slopes and hillsides; providing an excess of open space when considered the off-site conservation easement; through the use of contoured grading lines were used that match existing topography; located the water tank at an elevation that is 1,530 feet high and the nearest hilltop within 500 feet is 1,590 feet high, so 60 feet above; the water tank is located at rear of site, far from public views, and hidden by graded slopes; by providing two points of access with public streets "A" Street and "B" that are curved with undulating patterns to mimic the natural surrounding contours; and having more than 50 percent of the roadways within the Project designed as private driveways and fire lanes; Massing articulation, pop-outs and cantilevers used appropriately as shown on architectural elevations; three architectural styles (Spanish Modern, Irving Gill, & Wrightian) applied throughout the Project Site for variety; although 849 trees identified on site, 334 trees are impacted, resulting in the retention and preservation of 61 percent of the on-site trees (515 existing trees), which will be incorporated into site landscaping; through the use of low water use species, with moderate water use plants to follow fuel modification guidelines. The Commission finds that compliance with these design measures ensures the physical integrity of HMAs.

DP CUP Findings

62. **The Commission finds that the proposed development program provides necessary safeguards to ensure completion of the proposed development by the applicant, and it does not allow for substitution of a lesser type of development that is contrary to the public convenience, welfare, or development needs of the area.** The Commission finds that Project includes a CUP for proposed development within the C-3-DP pursuant to County Code Section 22.52.040 (DP). As part this grant, the development will be required to comply with the approved VTTM and Exhibit "A", as well as subject to conditions of approval and mitigation measures as part of the EIR and MMRP. The Commission further finds that that there are four proposed lots within the C-3-DP Zone that include Lot Nos. 2, 10, 13, and 30. These lots include 87 three-story attached condominium units within 14 buildings (with up to seven townhouses in one building), 48 senior affordable housing dwelling units and a market-rate manager's unit within one building, a surface parking lot for the recreation center, and an open space lot that is just over two gross acres in size, including a portion of the multi-purpose trail, and private driveway and fire lane, respectively. The Commission further finds that modification to what is proposed and approved would not be allowed without the appropriate reviews, approvals, and/or

amendments to the existing permits, exhibits, and maps, as needed, potentially requiring future discretionary review, and additional environmental analysis pursuant to CEQA. The Commission further finds that in no case would a lesser type of development contrary to public convenience, welfare, or development area, be allowed. The Commission further finds that conditions of approval for the Project will require the submission of a phasing plan including the sequence and time period for the demolition, grading, and construction of the improvements, prior to the final map recordation.

OTP Findings

63. **The Commission finds that the proposed construction will not be accomplished without endangering the health of the remaining oak trees subject to the applicable Title regulations, if any, on the subject property.** The Commission finds that Project construction would follow standard avoidance and protective measures consistent with the purpose of the oak tree ordinance to preserve the long-term health of all protected oak trees not directly impacted by the Project. The Project will preserve oak trees and associated vegetation in the large portions of the Project Site through preserving open space areas in the southerly and westerly portions of the Project site. Additionally, any tree that reaches ordinance size during the construction and monitoring period shall be included in the OTP and SEA CUP conditions of approval.

64. **The Commission finds that the removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.** The Commission finds that the Project would implement erosion preventative techniques during construction as required in the Storm Water Pollution Prevention Plan ("SWPPP"), which will control soil erosion from surface water flows during construction. Consequently, no increased flow of surface waters that could contribute to soil erosion results from the requested encroachments because 1) the SWPPP will be implemented during construction in compliance with County requirements; 2) surface flows from impervious areas will be directed to storm drain system; and 3) the Project design will incorporate a Public Works approved drainage plan to prevent soil erosion.

65. **The Commission finds that in addition to the above facts, the following findings apply:**

a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that;

i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive. The Commission finds that the proposed oak tree removal is necessary to allow the Project to employ a clustered design, which minimizes the overall development footprint in order to preserve the integrity of the Property with proposed open space. The oak trees proposed for removal are largely present within the northeast portion of the Project Site, adjacent to existing public infrastructure for utilities and transportation

circulation. Alternative non-clustered development design for the same permitted density located west or south of the proposed Project design would impact dense clusters of oak trees, increasing overall impact to oak resources. Alternative development design achieving the same permitted density but using the northwest portion of the property would increase impacts to both the watercourse in that area and would increase hillside development, which could reduce the permitted density because of required compliance with hillside management criteria. Avoidance of the oak tree cluster at the central hillside location along the eastern property boundary—the area closest to existing infrastructure and circulation—would necessitate moving the development footprint further into the northwest drainage and hillsides or into the oak tree concentrations to the west or the south of the current development design; this would also result in locating the proposed residences further away from existing infrastructure and more grading.

ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized. The Commission finds that the proposed oak tree removal is necessary because the presence of the oak trees would hinder the reasonable use of the Property for residential use pursuant to the Project Site's H2 land use designation. The proposed clustered residential design is permissible in the Project's zones with approval of the permittee's requested DCD CUP, which the Area Plan encourages to cluster development, as well as application of County and State Density Bonus Law, and the location of the oak trees prevents reasonable use of the northeast area for the clustering of residential units that preserves the southwestern portion of the Project Site as open space.

b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees. The Commission further finds that many of the oak trees proposed for removal are adjacent to the existing unimproved access road, which is proposed as the Project's primary access and in need of improvements such as widening and paving. There are oak trees present at or near the edge of the roadway and utility infrastructure is proposed within the required road right-of-way. Therefore, the Commission finds that utility installation would be hindered if the oak trees were to remain.

c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices. The Commission finds that 15 of the protected and heritage oak trees proposed for removal are categorized as poor in health with another 57 rated in fair health. One protected oak tree proposed for removal is in critical health. Many of the oak and other trees on the Project Site were damaged by the 2016 Sage Fire; consequently, many of the oak trees were weakened, with a few oak trees that have died. Because the Sage Fire was a natural ecosystem event, the damage to the oak trees cannot be remedied through reasonable preservation procedures.

66. **The Commission further finds that the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.** The Commission finds that although 219 oak trees are proposed for removal (including 27 debris basins trees), the oak tree removal is not contrary to the intent and purpose of the Oak Tree Permit procedure because the majority of the remaining oak trees (about 380 or 62 percent of the 612 total oak trees on the Project Site) will be preserved in dedicated open space areas. The preserved oak trees are recognized as an ecological resource and will be established within preserved natural habitat that is proximate to existing open space areas. The removal of oak trees allows the clustered design in the northeastern portion of the Project Site, which makes the natural contiguous open space dedication in the southwestern portion possible. The Commission finds that the removal of any protected tree will require mitigation in the form of two replacement trees and 10 replacement trees for any heritage oak trees removed. Mitigation trees will be required to be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base. The Commission further finds that trees that are smaller in size may be used for restoration plantings, subject to the review and approval by LA County Planning and the County Forester. These will be planted within areas where suitable growing conditions are present and where the trees will be able to remain in perpetuity. The Commission further finds that replacement plantings will be nurtured and maintained in a condition of good health and will be monitored for a period of seven years. If any of the replacement plantings fail during the monitoring period of seven years, the permittee will be responsible for replanting and nurturing those new trees. It should be noted that mitigation trees may include the protection of smaller, naturally sprouted trees of the same species growing on the Project Site.

ADMINISTRATIVE FINDINGS

67. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning, except as modified by the incentives and waivers of this AHP, and pursuant to County Code Title 21 (Subdivisions), such as for street frontage waivers, and would not have a specific adverse impact upon public health or safety as described in the these and environmental findings.

68. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, does not exceed the five-meeting limit. Five meetings will have occurred on the following dates, including the Commission's public hearing on the Project:

    1. Subdivision Committee Meeting held on April 29, 2021,
    2. Subdivision Committee Meeting held on Sept. 2, 2021,
    3. Subdivision Committee Meeting held on Feb 3, 2022,
    4. SEA Technical Advisory Committee Meeting held on June 3, 2024, and

5. Commission hearing to be held on July 30, 2025.

69. **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 CONCLUDES THAT:

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

B. The proposed use at the site 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. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. The proposed Project includes several types of attached townhouses, with three to seven attached units, within the A-2 Zone and in C-3 Zones, allowed within these zones and designated HMAs and VHFHSZs with a CUP.

F. The proposed Project includes the total earth movement would be approximately 2.845 million cubic yards, and that this is the maximum allowable grading as granted with this CUP.

G. The proposed project is highly compatible with SEA Resources, including the preservation of natural open space areas and providing for the long-term maintenance of ecosystem functions.

H. The proposed Project avoids or minimizes impacts to the SEA Resources and wildlife movement through one or more of the following: a. Avoiding habitat fragmentation, b. Minimizing edge effects; and c. Siting development in the least sensitive location.

I. The proposed Project will buffer important habitat areas from development by retaining sufficient natural vegetation cover and/or natural open spaces and integrating sensitive design features.

J. The proposed Project will maintain the ecological and hydrological functions of water bodies, watercourses, and their tributaries.

K. The proposed Project ensures that roads, access roads, driveways, and utilities do not conflict with Priority Biological Resources, habitat areas or migratory paths.

L. The proposed Project will promote the resiliency of the SEA to the greatest extent possible.

M. The proposed development preserves the physical integrity of HMAs to the greatest extent feasible, resulting in lesser impacts to hillside resources by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constraints, and using sensitive design techniques tailored to the site requirements.

N. The proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by locating development outside of HMAs to the extent feasible, locating development in the portions of the HMAs with fewer hillside constrains, and using sensitive design techniques tailored to the site requirements.

O. The proposed development 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.

P. The proposed development is in substantial compliance with the Hillside Design Guidelines.

Q. The Commission finds that the approval of any development program must include a finding that the development program provides necessary safeguards to ensure completion of the proposed development by the permittee, and it does not allow for substitution of a lesser type of development that is contrary to the public convenience, welfare, or development needs of the area.

R. The proposed construction will not be accomplished without endangering the health of the remaining oak trees subject to the applicable Title regulations, if any, on the subject property.

S. The removal of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.

T. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement, and that the oak trees proposed for removal interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative exists, and that the condition of the oak trees proposed for removal that are in poor health, cannot be remedied through reasonable preservation procedures and practices.

U. That the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Incorporates by reference the findings of the Regional Planning Commission and Order for Project No. PRJ2021-001195 and Vesting Tentative Tract Map No. 83301 (RPPL2021003061), which certified the Final EIR (State Clearinghouse No. 2022060346), adopted the Findings of Fact, Statement of Overriding Considerations, and the MMRP, and among other things, properly assessed the environmental impact of the Project in accordance with CEQA; and

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2021003113**, **OAK TREE PERMIT NO. RPPL2021003070,** and **ADMINISTRATIVE HOUSING PERMIT NO. RPPL2021003105,** subject to the attached conditions.

ACTION DATE: July 30, 2025

DD:SMT:JSH:ACB:EGA
07/16/25

c: Each Commissioner

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-001195
VESTING TENTATIVE TRACT MAP NO. 83301 (RPPL2021003061)

PROJECT DESCRIPTION

Vesting Tentative Tract Map No. 83301 to create 37 lots on 233.49 gross acres, including 10 multi-family residential lots for the development of 510 dwelling units, including 462 for-sale units (with 24 affordable for-sale units) and 47 senior affordable rental units, and a manager's unit. The project also includes 16 open space lots, two lots for the recreation center in one building, seven debris basin lots, a water tank lot, and a lot for the water purveyor. The project includes a related Conditional Use Permit for density-controlled development, and for development within a Significant Ecological Area and Hillside Management Area, grading over 100,000 cubic yards, for townhouses in the A-2-1 and A-2-2 Zones, and for residential uses within the C-3-Development Program Zone, as well as an Oak Tree Permit for impacts to a total of 232 oak trees, and an Administrative Housing Permit for the long-term maintenance of 71 affordable for-sale and rental dwelling units. This grant, the Vesting Tentative Tract Map 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 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 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.** Vesting Tentative Tract Map No. 83301 shall expire on July 30, 2027. 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, an amended Exhibit Map shall be submitted to LA County Planning by September 30, 2025, or within two months of the final decision by the public hearing body.

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. **Condition 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 any 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 (Library Facilities Mitigation Fee) 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 August 11, 2025 (by **August 18, 2025),** 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 Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife 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 plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

14. **Mitigation Monitoring and Reporting Program.** The Subdivider shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMRP"), 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 Mitigation Monitoring Program ("MMRP") and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project, in the County Clerk'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. **Mitigation Monitoring and Reporting Program 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 Regional 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 the creation of 37 lots, including 10 multi-family residential lots for the development of 510 dwelling units, on 233.49 gross acres, as depicted on the Vesting Tentative Tract Map and Exhibit Map dated September 23, 2024.

23. **Code Compliance**. The Subdivider shall conform to the requirements of Title 21 (Subdivisions) of the 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.

25. **Subdivision Committee Conditions**. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (Vesting Tentative Tract Map dated September 23, 2024), consisting of letters and reports from the L.A. County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health.

26. **Grading.** The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director of LA County Planning ("Director").

27. **Street Frontage.** The Subdivider shall provide at least 60 feet of street frontage for each lot, except those granted a street frontage waiver.

28. **Street Frontage Waiver.** Permission is granted to waive the minimum required street frontage of 60 feet on 19 lots:

    - Affordable Senior Rental Housing Lot No. 10;
    - Recreation Center Lot No. 12 (reduced frontage);
    - Flood Control Debris Basin Lot Nos. 14-15, 33-35;
    - Homeowner's Association ("HOA") Open Space Lot Nos. 20-23, 30-31, 32 (reduced frontage);
    - Natural Open Space Lot Nos. 24-27; and
    - Water Tank Lot No. 29.

PRIOR TO RECORDATION OF A FINAL MAP

29. **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 HOA and natural open space calculations.

30. **Acquisition of County-Owned Parcel.** Prior to final map recordation, the Subdivider shall submit a Minor Map Amendment and/or applicable permit application confirming the final project site boundaries after the acquisition of the adjacent County-owned parcel, Assessor Parcel Number ("APN") 2826-022-901. If the Subdivider does not acquire ownership of said adjacent parcel, the Subdivider shall instead provide proof to modify, build, and maintain improved graded slopes, and other improvements (e.g. retaining walls) on this parcel. This may also require that the Subdivider submit an applicable map and/or permit application for any changes in the design and placement of improvements on said parcel.

Easements (Access, Trails & Utilities)

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. **Draft Easement Documents – Reciprocal Access.** Prior to final map recordation, the Subdivider shall submit a draft copy of all proposed reciprocal ingress and egress easements for the private driveways and fire lanes throughout the residential Lot Nos. 2 through 11, and Lot No. 13.

33. **Draft Easement Documents – Multi-purpose Trail.** Prior to final map recordation, the Subdivider shall submit a draft copy of the 20-foot-wide public access easement along the multi-purpose trail (for hiking, biking, and equestrian use) on portions of Lot Nos. 20 through 25, 27, and 30 through 32 to the satisfaction of County Parks and Recreation and the Director for review and approval.

34. **Draft Easement Documents - Secondary Access to Adjacent Parcel.** Prior to final map recordation, the Subdivider shall submit a draft copy of the 28-foot-wide secondary access (ingress/egress), slope easements, and/or utilities for the adjacent parcel to the west, along the private driveway and fire lane / multi-purpose trail, on Lot Nos. 14, 22, and 24, and through portions of Lot Nos. 30 through 32.

35. **Draft Covenant Regarding Proposed Easements.** Prior to final map recordation, the subdivider shall submit draft covenant to 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

36. 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 for a total

of 462 for-sale residential dwelling units 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.

37. Prior to final map recordation, the Subdivider shall submit a draft covenant and agreement requiring that tenants be provided with 180 days' advance written notification of the intention to sell prior to termination of a tenancy for the purposes of a sale of a condominium unit(s). The Subdivider shall record said covenant and agreement concurrently with the recordation of the final map.

Construction Phasing

38. **Construction Phasing Plan.** Prior to final map recordation, the Subdivider shall submit a construction phasing plan to LA County Planning for review and approval, including the sequence and time period for the demolition, grading, and construction of the improvements. The Construction Phasing Plan shall also specify the following regarding the project's affordable housing:

    A. Prior to the issuance of the 350th building permit, the Permittee shall provide LA County Planning and LACDA with proof that construction of the 48-unit senior affordable housing building (including the manager's unit) has commenced, to the satisfaction of the Director; and

    B. Prior to issuance of the 350th building permit, the Permittee shall provide LA County Planning and LACDA with proof that construction of a minimum of 18 (75 percent) of all affordable for-sale units has commenced, including a mix of attached and detached units evenly distributed throughout Lot Nos. 2 through 9, to the satisfaction of the Director.

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

39. 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.

40. 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, dog parks, parklets, walkways, lighting system along all walkways, landscaping, front yard trees (unless within a designated private yard area), irrigation systems, common walls fences, and recreation area, to the satisfaction of the Director.

41. 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

42. The private driveways shall be labeled as "Private Driveway and Fire Lane" on the final map.

43. The Subdivider shall construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit Map dated September 23, 2024, or an Amended Exhibit Map approved by the Director.

44. The Subdivider shall construct or bond with Public Works for signs on private driveways that state: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the CC&Rs. The Subdivider shall submit a draft copy of the CC&Rs to LA County Planning for review and approval.

45. The internal private driveway and fire lanes within the residential lots shall not be gated. Gated vehicular access within the residential lots shall be listed as a prohibition within the CC&Rs.

46. **On-site Tree Planting.** The Subdivider shall be required to plant a total of 1,628 trees on the project site. This includes 856 ornamental trees (at least 303 of these shall be placed within front yard areas) and 772 native/mitigation replacement trees within the conservation and landscaped areas. 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. 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

47. Any changes and/or delays to the proposed phasing of the natural and HOA open space shall require a phasing exhibit to be submitted to LA County Planning for review and approval, prior to final map recordation.

On-site HOA and Natural Open Space, and Conservation Easement Area

48. Permission is granted to create additional open space lots to the satisfaction of LA County Planning.

49. The Subdivider shall provide for the ownership and maintenance of the dedicated HOA and natural open space to the satisfaction of LA County Planning. The ownership and maintenance of said open space lots shall be provided as follows:

On-site HOA Open Space

A. The Subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit construction of buildings/structures over the following 12 HOA open space areas (or equivalent): Lot Nos. 16 to 18, 20 to 23, 30 to 32, and 37. The Final Map areas shall be marked as "Building Restriction Area-Open Space".

On-site Natural Open Space and Conservation Easement Area

A. The Subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit all development, including the construction of buildings/structures over the following natural and conservation open space areas (or equivalent), which include Lot Nos. 24 to 27. The Final Map areas shall be marked as “Development Restriction Area-Natural Open Space".

B. Prior to final map recordation, the 144.4 gross-acre on-site conservation easement area (approximately 61.8 percent of the project site) shall be designated on the final map;

C. Prior to final map recordation, the Subdivider shall submit a draft copy of the on-site conservation easement to the Director for review and approval;

D. a Conservation Management Plan (“CMP”) applicable to the on-site conservation Area shall be prepared and submitted to the LA County Planning for review and approval; and

E. a letter of intent shall be obtained from the conservation easement holder, which shall be a public agency or land conservancy, and submitted to LA County Planning.

F. the Subdivider shall ensure permanent preservation of the 144.4 gross-acre on-site conservation area (approximately 61.8 percent of the project site) to the satisfaction of the Director. Such assurance may take the form of an easement or covenant.

50. Prior to final map recordation, the Subdivider shall add an open space lot along the northernmost boundary of natural open space Lot No. 22, aligned with the current zoning and lot line boundary for existing APN 2826-041-039 with RPD-1-1.4U (Residential Planned Development - One Acre Minimum Required Lot Area - Up to 1.4 Dwelling Units Per Net Acre) Zone to avoid creating a new lot with split zoning. Both open space lots shall remain as natural open space lots. This shall be included as part of a Minor Map Amendment and/or applicable permit application.

Off-site Natural Open Space

Off-site Conservation Easement Area

51. Prior to final map recordation,

A. A CMP applicable to the 466.7 gross acre off-site conservation area (also known as the "Tash properties", which include APNs: 2826-014-057, 2826-014-067, 2826-017-043, 2826-017-044, 2826-017-041, and 2826-018-034), shall be prepared and submitted to the LA County Planning for review and approval; and

B. A letter of intent shall be obtained from a conservation easement holder, which shall be a public agency or land conservancy, and submitted to LA County Planning.

C. the Subdivider shall ensure permanent preservation of the 466.7 gross acre off-site conservation area to the satisfaction of the Director. Such assurance may take the form of an easement or covenant.

Endowment agreement with the Mountains Recreation and Conservation Authority ("MRCA")

52. Prior to final map recordation, the Subdivider shall place into escrow the following:
    A. Title of the off-site conservation area, and
    B. a one-million-dollar ($1,000,000) endowment for the MRCA to manage the off-site conservation area.
    C. Once conditions 52.A and 52.B (above) have been met, the Subdivider shall provide LA County Planning with a copy of a written agreement with MRCA stating that the title is clear.
    D. The Subdivider shall obtain a letter from MRCH once conditions 52. A - C have been met.

53. If the Subdivider can demonstrate to the Director's satisfaction that the MRCA has not cooperated in good faith with the Subdivider in either accepting fee title to the Tash off-site properties/off-site conservation, or in establishing the one-million-dollar endowment, Condition 52 (above) shall be void.

OTHER CONDITIONS

54. **Gates.** No gates for the public streets are proposed nor shall gates that block vehicular access be authorized. Gates that block vehicular access are prohibited throughout the development with the exception of a gate for the vehicular portion of the multi-purpose trail and private driveway and fire lane at the northeast entrance near The Old Road. Pedestrian access to the public trail shall remain ungated. Additionally, gates are permitted within private yard fencing.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1 - 26)

Exhibit D-2 MMRP (pages 1 - 42)

LOS ANGELES COUNTY PUBLIC WORKS Page 1/3
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 83301 (Rev.) TENTATIVE MAP DATED 09-23-2024
EXHIBIT "A" DATED 09-23-2024

The following report consisting of _14_ pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. If applicable, quitclaim or relocate easements running through proposed structures.

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

9. Place standard condominium notes on the final map to the satisfaction of Public Works.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.

11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.

12. 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.

13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

14. 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."

15. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., 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. 83301-01, the second unit, Tract No. 83301-02, and so forth (or a modified unit map recording sequence approved by Public Works) and the last unit, Tract No. 83301.

18. The street frontage requirement for lot Nos. 10, 14, 15, 20-27, 29-31, and 33-35 needs to be waived by the Advisory Agency.

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

20. 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.

21. 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.

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

23. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz Phone (626) 458-4921 Date 10-15-2024

JSH

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

TRACT NO.: 83301

TENTATIVE MAP DATE: 09/23/2024
EXHIBIT MAP DATE: 09/23/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL
Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 10/07/2024, or the latest revision, to the satisfaction of the Department of Public Works.

2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Wildlife.

3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.

4. Obtain approval or letter of non-jurisdictional from the Army Corps of Engineers.

5. 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.

6. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

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

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.

Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/ldd/web/forms.aspx
2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.

Prior to Improvement Acceptance for Public Maintenance:

1. Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7125, should be contacted to obtain required procedures.

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

Review by: _____ Date: 10/15/2024 Phone: (626) 458-4921
CHRISTIAN ASCENCIO

PCA LX001129/A863
EPIC LA RPPL2021003061
EPIC LA ESTU2021000162

Telephone: (626) 458-4925

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	83301	**Tentative Map Dated**	**09/23/2024 (Tentative/Exhibit A)**
Grading By Subdivider? [Y] (Y or N)	2,600,000 yd^3	**Location**	Lyons Canyon
Geologist	R.T. Frankian	**Subdivider**	NUWI-LYONS CANYON, LLC
Soils Engineer	R.T. Frankian	**Engineer/Arch.**	Alliance Land Planning & Engineering

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated: 02/22/2024, 09/15/2023, 7/27/21, 03/19/21
References:

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

PRIOR TO FILING THE FINAL LAND DIVISION MAP THE FOLLOWING CONDITIONS MUST BE FULFILLED:

G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports.* The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

G2. A grading plan must be geotechnically approved by 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.

S2. At the rough grading stage, provide data from the recommended settlement monitoring program to verify that settlements will comply with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
PER THE SOILS ENGINEER:

A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
B. EXPANSION INDEX OF NEAR-SURFACE CERTIFIED ENGINEERED FILL ON BUILDING LOTS SHOULD BE EVALUATED AT THE COMPLETION OF GRADING.
C. THE SOILS REPORT DATED 3/19/21 INDICATES THERE MAY BE ENVIRONMENTAL CONCERNS REGARDING THE PRESENCE OF OILS WELLS.
D. FOR SECTION G-G' OF THE REPORT DATED 7/27/21, THE BEDDING PLANE THAT MEETS COUNTY FACTOR OF SAFETY REQUIREMENTS IS AT A DEPTH OF 15 FEET BELOW THE PROPOSED RETAINING WALL.
E. FOR SECTION G-G' OF THE REPORT DATED 7/27/21, A PROPOSED PILE RETAINING WALL IS RECOMMENDED. PILES MUST BE SUFFICIENTLY STIFF TO PROVIDE RESISTANCE OF 10 KIPS PER FOOT OF WALL AT THE MID-HEIGHT OF THE PROPOSED RETAINING WALL.

Prepared by

George Molina
Soils Section

Matthew Cruz
Geology Section

Date 10/03/2024

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.

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:

1 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.

e. Records shows that the site has oil well or more or is within 300 feet of an existing oil well. The applicant is responsible to locate the exact location of all oil wells within the site, contact CalGEM (DOGGR) and/or EPD to comply with all their instructions and requirements. The applicant is responsible for any changes that may be required to the tentative and Exhibit maps, CUP, and Exhibit A due to unforeseen instruction from DOGGR and/or EPD.

f. A Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

2. Record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. 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, LID devices, 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.

4. Dedicate slope and access easements on lots 14, 22, and 24 for the benefit of the adjacent property for secondary access (ingress and egress) to be consistent with the 8-26-2024 conceptually approved access road exhibit.

5. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing flows from off-site and cross-lot drainage.

PC

Name Patricia Constanza Date 10/08/2024 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBILC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 83301(Rev)

TENTATIVE MAP DATED 09-23-2024
EXHIBIT "A" MAP DATED 09-23-2024

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

1. Dedicate right of way to achieve the ultimate 40 feet from the centerline of the Old Road, which shall be the latest inter-engineering committee (I.E.C.) approved alignment on the Old Road per C.S.B. 5037.

2. Obtain offsite easement for any proposed grading within existing right of way on The Old Road if the proposed acquisition of the county property is not completed prior to Final map.

3. Prior to Final Map recordation, provide slope and access easements on lots 14, 22, and 24 for the benefit of the adjacent property for secondary access (ingress and egress) to be consistent with the 8-26-2024 conceptually approved access road exhibit.

4. Dedicate right of way to conform to the proposed public Streets "A" and "B" typical sections shown on the tentative map (64-foot right of way). Permission is granted to allow the modified street right of way of 57 feet on single loaded sections of "A" and "B" streets.

5. The minimum centerline radius is 350 feet on Street "A" and "B".

6. Construct curb, gutter, base, pavement, full-width sidewalk on The Old Road. The new top of curb shall be 32 feet from the centerline. In addition, if necessary, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements.

7. Construct off-site transition pavement using 65 MPH design speed on the Old Road.

8. Construct curb, gutter, base, pavement, and sidewalk on "A" and "B" Streets. Permission is granted to reduce parkway width to 5 feet along the single loaded sections of said streets, which only require curb and gutter.

9. 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.

10. Construct driveways and provide intersection sight distance for 65 MPH design speed along The Old Road and from "A" and "B" streets.

11. Provide air space easement if necessary. All air space easements shall be depicted on street, grading and landscaping plans. Use design speed of 35 mph for "A" and "B" streets.

12. Construct standard "knuckle".

13. Plant street trees on The Old Road, "A" and "B" streets. Provide irrigation for said trees.

14. Comply with street lighting conditions as stated in the attached letter dated September 26, 2024 from Public Works Traffic Safety and Mobility (TSM) Division. Reserve easement for maintenance if required.

15. Comply with all mitigations as stated in the approved Traffic Impact Analysis and TSM letter dated January 17, 2024.

16. Provide detailed (scale 1" = 40') signing and striping plans for all multi-lane streets, private drives in the vicinity of this project and at any other offsite location if required to mitigate any traffic impact per TSM letter dated January 17, 0224.

17. Signing and striping plans, traffic signal plans (, and cost estimates are required for every offsite roadway/intersection that requires some form of mitigation. These plans must be submitted to Traffic Safety and Mobility (TSM) Division for review and approval prior to final map recordation.

18. Underground all 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. Contact Land Development Division at (626) 458-3129 for locations of any above ground utility structures in the parkway.

19. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

20. Prior to Building permit issuance, pay the fees established by the Board of Supervisors for the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in

effect at the time of permit issuance. The current applicable fee is $2,700 per factored unit and is subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels/property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.

Prepared by Sam Richards Phone (626) 458-4921 Date: 10-08-2024

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS NOT REQUIRED. SEE BELOW FOR FURTHER DETAILS.

Project is 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 streets and highways within and along the property frontage of the Project.

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 or parcel map waiver, 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 phasing of the project is approved, each phase of the project shall be subject to the conditions for each individual phase.

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

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

7. Annexation is not required.

TRANSFER REQUIREMENTS

8. 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.

9. 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 jocampos@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.

10. 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.

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

Prepared by: Jonathan Campos Phone: (626) 300-4767

DATE: 09-26-2024

LAND DEVELOPMENT DIVISION
SEWER UNIT

TRACT NO: 83301 **TENTATIVE MAP DATED 09-23-24**
EXHIBIT "A" MAP DATED 09-23-24

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

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

2. A sewer area study for the proposed subdivision (PC12582AS, dated 11-17-2022) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study.No additional mitigation measures are required. 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. Outlet approval from the City of Santa Clarita is required.

3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.

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

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

Prepared by P.R. Pedro Romero Phone (626) 458-4957 Date 10-15-2024
TR83301R10.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT MAP NO. 83301(Rev)

TENTATIVE MAP DATED 09-23-2024
EXHIBIT "A" MAP DATED 09-23-2024

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. The applicant shall comply with the requirements as stipulated by the Santa Clarita Valley Water Agency Project Water Availability Form dated May 28, 2024 to the satisfaction of Public Works. It shall be sole responsibility of the applicant to renew the aforementioned form upon expiration date and abide by all requirements of the water purveyor.

3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

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

5. Submit landscape and water efficient plans for each multi-family/open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Sam Richards Phone (626) 458-4921 Date 10-08-2024

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:	RPPL2021003061	PROJECT NUMBER:	TR 83301
CITY/COMMUNITY:	Stevenson Ranch	STATUS:	Cleared
PROJECT ADDRESS:	Lyons Canyon	DATE:	11/12/2024

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 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.
3. A common access agreement is required for the private driveway since multiple units are sharing the same access. Submit a copy of Covenant, Conditions and Restrictions (CC&R) document to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be perform through EPIC-LA in the project's Final Map plan number.
4. 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.
5. 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–Water Plan & System Review.
6. The Developer Agreement between the Fire Department and the applicant shall be submitted, reviewed and approved by the Fire Department prior to the Department's review and approval of the Final Map.
7. The project site shall remain in compliance with all applicable Fire Department codes, ordinances, and regulations. Access shall comply with Section 503 of the Fire Code, which requires “all weather” access. All weather access may require paving.
8. Vehicular access is required to be provides and maintained serviceable throughout construction to all fire hydrants.
9. All on-site Fire Apparatus Access Roads shall be labeled as “Private Driveway and Fire Lane” on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction in accordance with Fire Code Section 501.4.
10. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
11. Single Family Detached: Provide a minimum unobstructed width of 20 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 required 20-foot-wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26-foot width shall be maintained for a minimum of 25 feet on each side of the hydrant location. Fire Code 503.1.1 & 503.2.1
12. Multi-Family & Recreation Building: For buildings where the vertical distance between the access roadway and the highest roof surface does 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

Reviewed by:

wall, or the top of parapet walls, whichever is greater. Fire Code 503.1., 503.2.1.2 & 503.2.1.2.1

13. Building 1 in Lot 10 shall be in compliance with Fire Code Sections 503.2.1.2.2 & 503.2.1.2.2.1.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. Fire Code 503.1.1; 503.2.1.2; 503.2.1.2.2 & 503.2.1.2.2.1
14. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced to provide all-weather driving capabilities. Fire Code 503.2.3
15. Dead-end Fire Apparatus Access Roads more than 150 feet in length shall be provided with an approved Fire Department turnaround. Refer to Figure 503.2.5 (1) and Figure 503.2.5(2) in Chapter 5 of the Fire Code. The turnaround shall be orientated on the access roadway in the proper direction of travel. Fire Code 503.2.5
16. The Fire Apparatus Access Roads shall be provided with a minimum of a 32-foot centerline turning radius. Fire Code 503.2.4
17. Fire Apparatus Access Roads shall not exceed 15 percent in grade. Exception: For a Fire Apparatus Access Road serving no more than two single-family dwellings, grades shall not exceed 20 percent when approved by the fire code official. Grades between 15.1 percent and 20 percent shall not exceed a maximum cumulative total of 500 as measured over the entire length of the access roadway. Fire Code 503.2.7
18. Provide approved signs or other approved notices or markings that include the words “NO PARKING - FIRE LANE” shall be provided for Fire Apparatus Access Roads. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
19. The angles of approach and departure for Fire Apparatus Access Roads shall be within the limits established by the fire code official based on the Fire Department’s apparatus. Fire Code 503.2.8
20. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 42 inches from the top of the parapet to the roof surface on more than two sides. These sides should face an access roadway or yard sufficient to accommodate ladder operations. Fire Code 504.5
21. A minimum 5-foot-wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
22. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
23. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
24. 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.
25. 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 1 hour 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.
26. Multi-Family & Recreation Building: the required fire flow for the public fire hydrants for this project is 2500 GPM at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. 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 Fire Code 507.3 & Appendix B105.1.
27. Install 34 public fire hydrant as noted by the Fire Department on the Revised Exhibit A with Fire Department review date of 10/02/2024. 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

Reviewed by:

AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4

28. The required fire flow for a single private on-site fire hydrant is 1250 GPM @ 20 psi residual pressure for 2 hours. One (1) on-site fire may be used to achieve the required fire flow. Fire Code 106.1
29. Install one (1) private on-site fire hydrant as noted by the Fire Department on the Revised Exhibit A with Fire Department review date 10/02/2024. All required private fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
30. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A "Fuel Modification Plan" shall be submitted to the Fuel Modification for review by the Fuel Modification Unit prior to the issuance of the building permit. Please contact the Department's Fuel Modification Unit for details. The Fuel Modification Plan Review Unit is located at 605 North Angeleno Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205 or visit https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/
31. The property is located within the State Responsible Area and shall be incompliance with State of California requirements for building in the in the Fire Hazard Severity Zone.

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 # **83301** DRP Map Date: **09/23/2024** SCM Date: Report Date: **10/03/2024**
Park Planning Area # **35A** CSD: Map Type: **Tentative Map - Tract**

Total Units **462** = Proposed Units **462** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	**4.03**
IN-LIEU FEES:	**$1,756,218**

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 payment of $1,756,218 in lieu fees.

Trails:
See also attached Trail Report

Comments:

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

SD-5
October 03, 2024

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **83301** DRP Map Date: **09/23/2024** SCM Date: Report Date: **10/03/2024**
Park Planning Area # **35A** 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 **462** = Proposed Units **462** + Exempt Units **0**

Park Planning Area = **35A**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.31**	**0.0030**	**253**	**2.51**
M.F. < 5 Units	**2.16**	**0.0030**	**0**	**0.00**
M.F. >= 5 Units	**2.42**	**0.0030**	**209**	**1.52**
Mobile Units	**2.57**	**0.0030**	**0**	**0.00**
Exempt Units			**0**	**0.00**
TOTAL			**462**	**4.03**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	4.03	$435,826	**$1,756,218**

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**
4.03	0.00	4.03	$435,826	**$1,756,218**

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

Norma E. García-González, Director | Alina Bokde, Chief Deputy Director

July 15, 2024

TO: Erica Aguirre, Senior Regional Planner
Department of Regional Planning
Land Divisions Section

FROM: Michelle O'Connor, Trails Section Head
Department of Parks and Recreation
Planning Division

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR VESTING TENTATIVE TRACT MAP (VTTM) NO. 83301**

The Department of Parks and Recreation (DPR) has completed the trail review of VTTM No. 83301 received by Regional Planning on July 3, 2024. The proposed "Lyons Canyon Trail" alignments, as shown on subject tract map within open space lots 23, 25, and 26, and are approved.

DPR is requiring the Subdivider to dedicate twenty-foot (20') wide multi-use trail easement over existing trails, grading segments of trails, install lodgepole fencing, and trail signage, as outlined below within the Trail Conditions of Map Approval.

Trail Conditions of Map Approval:

1. Dedicate a twenty-foot (20') wide multi-use trail easement over existing natural soil surface trails, as shown denoted as "X" on sheet 1 and sheet 2 of 5 within open space lots 23, 25, and 26.

2. Install DPR-approved trail access signs, wayfinding and intersection signs, and entering/leaving County trail signs, where appropriate, utilizing the County of Los Angeles Trail Signage Handbook for guidance with oversight from DPR Trail Planner.

3. The required multi-use trail easements shall be recorded on Final Map.

4. Trail Warranty Period: Upon recordation and DPR approval of the Lyons Canyon Trail alignments, the Subdivider is responsible to maintain for a minimum 12-month period or until a Landscape Maintenance District or comparable entity has been established, that will be responsible for the on-going maintenance.

5. Full public access shall be provided in perpetuity for the multi-use trail, which shall accommodate hiking, mountain biking, and equestrian use.

6. Trail easement dedication(s) must be outside the public road right-of-way unless approved by the Department of Public Works, Traffic and Lighting Division.

7. Subdivider shall include DPR in the transmittal of the project grading plan to the Department of Public Works. The project grading plan, including the trail grading information, shall be submitted simultaneously to DPR for review and approval. The trail grading information shall conform to the County of Los Angeles Trails Manual (Trails Manual), any applicable County codes, including, but not limited to the following:

    - Cross slope gradients on natural soil not to exceed four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty feet (50').

    - Cross slope gradients above four percent (4%) on paved surfaces, such as roadway trail crossings must be evaluated by the DPR.

    - Typical trail section and details to include:
        - Width and name of trail
        - Longitudinal (running) gradients
        - Cross slope gradients

    - Appropriate trail retaining walls as needed.

    - Rural style lodgepole fencing is required on segments of trails to promote safety, to delineate the trail and keep trail users within the authorized trail alignment (see condition No. 9 for fencing specifications and installation instructions).

8. After project trail grading plan approvals, the Subdivider shall:

    - Provide DPR a preliminary trail construction schedule, showing milestones for completing segment(s) of trail not up to DPR standards.

    - Stake/flag the centerline of the proposed trail alignment(s) and then schedule a site meeting with the Trail Planner for trail inspection and approval, prior to grading.

        - Contact Trail Planner if construction is not completed within ninety (90) days of staking/flagging, as trail staking/flagging is only valid for up to a ninety (90) day span.

9. Construction of trail and installation of lodgepole fencing:

   - Trail: Where appropriate, grade and clear a variable-width six-foot (6') to ten-foot (10') foot wide Natural Trail 1 over existing trails by ten-foot (10') height within the twenty-foot (20') wide dedicated easement. in a manner consistent with construction guidelines, as shown within Section 4.0 Trail Design of the County of Los Angeles Trails Manual. For reference purposes the Trails Manual is available at http://trails.lacounty.gov/library.

     - Subdivider must utilize a professional trail contractor with Professional Trail Builders Association membership or contractor familiar with trail construction best practices and be approved by the DPR, prior to **any** trail construction activities.

     - Deviation from the proposed regional trail alignment as shown on map may be permitted in consultation with DPR due to unforeseen obstacles, which include but are not limited to, for reduction of trail grade, increase trail width, and/or to provide a safe trail passing area.

   - Out-slope of trail tread is 2% to 4% with trail running grade at 5%, or up to 8% for <100' or 12% for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by the DPR. See Section 4: "Trail Design," for trail construction guidelines and/or contact Trails Section Planner.

   - Lodgepole Fencing: Pine posts treated with Alkaline Copper Quaternary (ACQ) wood preservative. Vertical posts are seven feet (7') in length by seven-inch (7") diameter. The posts have two (2) holes at eighteen inches (18") on center and top rail is six inches (6") from post top to the centerline of rail hole. The rails are also ACQ treated, and they are eight feet (8') in length by four and one-half inches (4½") in diameter with two and one/half (2½") diameter beveled ends. The posts are installed fifty-four inches (42") above grade and thirty inches (30") below grade. Posts are set-in three-quarter inch (¾") aggregate base layer at eighteen inches (18") deep with four inches (4") of compacted earth as top layer.

10. Notify the Trail Planner within five (5) business days of trail construction completion, including installation of trail signage for a Final Trail Inspection (Inspection). The Inspection is required to obtain the DPR approval and ensure the trail conditions of approval have been fully satisfied and follow the trail construction guidelines within the Trails Manual. Any portions of the constructed trail, lodgepole fencing and trail signage not approved, shall be corrected, and brought into compliance within thirty (30) calendar days. The Subdivider shall then contact the DPR to schedule another site Inspection.

11. Prior to the DPR's final acceptance of the "Lyons Canyon Trail" alignments the Subdivider shall:

    - Submit a letter to the DPR Trail Planner requesting acceptance of the dedicated trails. Within 30 days the DPR will then issue a trail acceptance letter.

12. After final trail acceptance, the DPR is responsible to maintain the multi-use trail easement area with estimated 5,950 linear feet of trail, including trail signage, unless an agreement has been satisfied between parties for a Maintenance District or another comparable entity to maintain said trails in perpetuity.

For any questions or concerns, please contact Trail Planner, Robert Ettleman by email at rettleman@parks.lacounty.gov.

MO:RLE:ev

c: NUWI LYONS CANYON, LLC (J. Frankel)
United Civil, Inc. (M. Sawyer)
Parks and Recreation (S. Woods, L. Quach, S. Mathai, R. Ettleman)

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

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

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

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Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

October 08, 2024

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Erica Aguirre

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

SUBJECT: LAND DIVISION-TENTATIVE MAP - TRACT
CASE: RPPL2021003061
PROJECT: TR 83301
APN: 2826-022-027

Thank you for the opportunity to review the application and land division request for the subject property. The applicant requests to subdivide 233.49 gross acres to develop 37 lots including 510 dwelling units, a recreational center, and trails with the unincorporated community of Santa Clarita Valley.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.

☐ Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

1. Drinking Water Program: Potable Water

1.1 The applicant provided a conditional water availability letter from Santa Clarita Valley Water Agency dated and signed by an agency representative on May 28, 2024.

1.2 Public Health will require a "Will Serve" letter at the Final Map stage.

For questions regarding drinking water, please contact Bharat Dungrani, Drinking Water Program at (626) 430-5420 or bdungrani@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

2.1 The applicant provided a wastewater "Will Serve" letter from Los Angeles County Sanitation Districts dated January 26, 2024.

For questions regarding wastewater, please contact Tigran Khachatryan, Land Use Program, at (626) 430-5380 or tkhachatryan@ph.lacounty.gov

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

3.1 Noise

3.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise and 12.08.530 Residential Air-Conditioning.

12.08.440 Construction Noise

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 Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of 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:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

3.2 Air Quality Recommendation

3.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides, which can cause Coccidioidomycosis (Valley Fever). Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Environmental Hygiene Program at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_APN-2826-022-027_RPPL2021003061_10.08.2024.

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. PRJ2021-001195
VESTING TENTATIVE TRACT MAP NO. 83301 (RPPL2021003061)
CONDITIONAL USE PERMIT NO. RPPL2021003113
OAK TREE PERMIT NO. RPPL2021003070
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2021003105
ENVIRONMENTAL ASSESSMENT NO. RPPL2021003071

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of $6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Regional Planning Commission will be on the project as well as the mitigation measures.

Applicant : _____ Date: 7.8.2025

Adam Browning, NUWI

Staff: Erica J. Aguirre _____ Date: 7.16.2025

Erica. G. Aguirre, Principal Planner

CC.022712

4 Mitigation Monitoring and Reporting Program

Public Resources Code Section 21081.6(a)(1) requires a Lead Agency that approves or carries out a project, where an environmental impact report has identified significant environmental effects, to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment."

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Trails at Lyons Canyon Project (Project), as set forth in the Final Environmental Impact Report (Final EIR). The County of Los Angeles (County) is the Lead Agency that must adopt the MMRP for future development under the Project. The MMRP will be kept on file with the Los Angeles County Department of Regional Planning, 320 West Temple Street, 13th Floor, Los Angeles, California, 90012.

The MMRP table presented below, which constitutes the monitoring and reporting program, lists all mitigation measures that are contained in the Final EIR. For each listed mitigation measure, the table identifies the following:

- EIR section title (Environmental Factor) where the mitigation measure is contained;
- Mitigation measure number and content;
- Actions required to comply with the mitigation measure;
- Timing of implementation/monitoring for the mitigation measure;
- Responsible agency or party responsible for implementing/reporting; and
- Monitoring agency or party responsible for verifying compliance

Figure 4.13-3, Area of Lot 22 in Which Construction Noise Mitigation is Required, and Figure 4.20-2, Fuel Modification Zones, as referenced in Mitigation Measure (MM)-4.13-1, Simultaneous Equipment Operation Limit for Portion of Lot 22, and MM-4.20-2, Alternative Materials and Methods, respectively, are included at the end of this MMRP.

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#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	**MM-4.1-1**: *Visual Shielding Plan.* Prior to the issuance of a grading permit, the Applicant/Developer shall prepare a Visual Shielding Plan (Plan) to improve the overall aesthetic quality of construction areas. Plan requirements shall include the following: 1. Designated Staging Areas: The Plan shall require the establishment of one or more designated staging area(s) intended for the storage of construction equipment and vehicles, stockpiles, waste bins, and other construction-related materials during Project construction. The designated staging area(s) shall be located within the grading area on the northern portion of the Project site, strategically placed away from publicly-maintained trails and open-space areas to the south. Upon completion of construction activities for the day, all equipment shall be consolidated in the designated staging area(s) and any equipment or machinery not in use for a period of three of more months shall be removed from the Project site. 2. Visual Shielding: To address potential aesthetic impacts from construction equipment and activities, the Plan shall require establishment of visual shielding in the form of temporary, opaque fencing and/or cloth screening along the Project-site boundary fronting The Old Road as well as in the vicinity of the Taylor Trailhead and where the western leg of the Taylor Trail intersects with the Project site. Temporary, opaque fencing and/or cloth screening shall also be installed around the designated construction staging areas(s). The color palette of temporary fencing and/or cloth screening shall be restricted to neutral earth tones (e.g., shades of brown, green, gray, or beige). 3. Project Site Cleanliness/Management: All construction-related equipment and materials on the Project site shall be maintained in a clean and organized manner. 4. Monitoring**:** Monthly inspections shall be conducted to assess the effectiveness of the Plan. Any failed or poorly-performing visual shielding (e.g., damaged fencing and/or cloth screening) shall be replaced or repaired as soon as possible. The Plan shall be reviewed and approved by the County to ensure compliance with this mitigation measure. Visual shielding and establishment of designated staging areas shall commence prior to grading or soil disturbance activities and shall be maintained throughout the construction period and until the site is permanently stabilized and/or developed.	Preparation of a Visual Shielding Plan and submittal to County of Los Angeles for review and approval	Prior to issuance of grading permit	Project Applicant or Developer	County Department of Regional Planning
			Implementation of visual shielding and establishment of designated staging areas	Prior to grading or soil disturbance activities and maintained throughout construction period, and until the site is permanently stabilized and/or developed	Project Applicant or Developer	County Department of Regional Planning
2.1	Agriculture/Forest	NA	NA	NA	NA	NA
3.1	Air Quality	**MM-4.3-1:** *Construction Equipment.* Heavy-duty diesel-powered construction equipment greater than 50 horsepower shall be equipped with California Air Resources Board (CARB)-certified Tier 4 Final or better diesel engines. The County shall verify and approve all pieces within the construction fleet that would not meet Tier 4 Final standards. Equipment engines must be maintained in good condition and in proper tune as per manufacturer's specifications. During construction activities, the contractor shall, at a minimum, electrify or use alternative fuels (non-diesel) for the operation of all equipment less than 50 horsepower (welders). In addition, electricity use during the construction activities shall come from the existing electric grid instead of a diesel generator. If a generator is necessary for the completion of construction activities, a non-diesel generator shall be used.	Use Tier 4 Final or better diesel engines for construction equipment over 50 horsepower	During construction activities	Construction Contractor	County Department of Regional Planning
			The County shall verify and approve all pieces within the construction fleet that would not meet Tier 4 Final standards.	During construction activities	Construction Contractor and County Department of Regional Planning	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**MM-4.4-1:** *On-Site Habitat Preservation*. Prior to final map recordation, the on-site conservation easement area shall be designated on the final map. Additionally, a letter of intent shall be obtained from the Conservation Easement holder. Prior to the issuance of a grading permit, the Applicant shall demonstrate recordation of a conservation easement, as defined by California Civil Code Section 815.1, that permanently preserves 144.43 acres of open space within the Project boundaries for long-term conservation and management as a natural conservation area ("Conservation Area"). The following table documents the vegetation communities that would be preserved. The Conservation Area provides sufficient preservation for Project-related impacts to vegetation communities within Resource Categories 4 and 5 of the Significant Ecological Area Ordinance Implementation Guide.	A letter of intent shall be obtained from the Conservation Easement holder.	Prior to final map recordation	Project Applicant or Developer	County Department of Regional Planning
			The on-site conservation easement area shall be designated as such on the final map.	Prior to final map recordation	Project Applicant or Developer	County Department of Regional Planning
			Recordation of a conservation easement	Prior to the issuance of a grading permit	Project Applicant or Developer	County Department of Regional Planning
			Preparation, submittal, and approval of a Conservation Management Plan	Prior to issuance of a grading permit	Project Applicant or Developer	County Department of Regional Planning
			Conservation Easement holder review	Prior to issuance of grading activities	Project Applicant or Developer	County Department of Regional Planning and Conservation Easement Holder

Vegetation Communities Preserved on the Project Site

Alliance	Unimpacted Acres (Open Space)	Preserved via Conservation Easement
SEA Resource Category 1		
Baccharis salicifolia Shrubland	0.52	0.52
Salix gooddingii–Salix laevigata Forest and Woodland	0	0.0
Sub-Total	*0.52*	*0.52*
SEA Resource Category 3		
Ericameria palmeri Provisional Shrubland	0	0
Eriodictyon crassifolium Provisional Shrubland	0.41	0.41
Juglans californica Forest and Woodland	0.09	0.09
Nassella (*Stipa*) spp.–*Melica* spp. Herbaceous	0	0
Quercus agrifolia Forest and Woodland	10.64	10.28
Rhus trilobata–Crataegus rivularis–Forestiera pubescens Shrubland	0.01	0.01
Sub-Total	*11.15*	*10.79*
SEA Resource Category 4		
Adenostoma fasciculatum Shrubland	69.77	64.68
Adenostoma fasciculatum Shrubland–Disturbed	9.73	9.73
Artemisia californica–Salvia leucophylla Shrubland	28.01	28.01
Artemisia californica–Salvia leucophylla Shrubland–Disturbed	10.66	10.66
Avena spp.–*Bromus* spp. Herbaceous Semi-natural	2.62	2.62
Distichlis spicata Herbaceous	0.07	0.07

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

Eriogonum davidsonii/Croton setiger Grassland	0	0
Eriogonum fasciculatum Shrubland	0	0
Sub-Total	*120.87*	*115.77*
SEA Resource Category 5		
Brassica nigra–Centaurea melitensis Herbaceous Semi-natural Stands	16.47	16.24[a]
Non-SEA Resource Category		
Developed[1]	1.31	1.11
Total Acres	**150.31**	**144.43**

Notes: SEA = Significant Ecological Area.
[a] 16.24 acres of this community are proposed to be restored per MM-4.4-2.
[1] Existing trails.
Notes: SEA = Significant Ecological Area.
[1] 16.47 acres of this community are proposed to be restored per MM-4.4-2.
[2] Existing trails.

Conservation Management Plan**.** As part of recording the conservation easement, a Conservation Management Plan (CMP) applicable to the On-Site Conservation Area shall be prepared and submitted to the County of Los Angeles for approval. The CMP shall identify the required resource management activities and the entities that shall be responsible for managing those activities in perpetuity. The CMP shall set forth the following requirements that shall be implemented by the entity that holds the conservation easement and/or manages and stewards the Conservation Area: (1) there shall be no grading or other construction activities within the On-Site Conservation Area, except for the proposed habitat enhancement/restoration, construction and maintenance of signage, and trail maintenance; (2) off-trail activities (e.g., hiking, biking, horseback riding) shall be prohibited; (3) signage shall be installed at the trailheads and at any access points to the On-Site Conservation Area, which shall include information on the organization that holds the conservation easement, brief descriptions of the restoration activities, protection of biological resources, and restrictions to human activities; (4) signage shall be placed in visible locations that prohibits smoking and that requires that humans and domesticated pets remain within the limits of designated hiking trails, all domesticated pets be on leashes, and owners clean up after domesticated pets; (5) no fencing that represents a barrier to wildlife movement or other barriers to wildlife movement shall be installed; (6) dog waste bag dispensers and wildlife-proof receptacles for trash shall be provided at appropriate locations on the trail; (7) gasoline-powered maintenance equipment shall be prohibited; (8) commercial honeybee operations shall not be allowed to use the On-Site Conservation Area for storing their apiaries; (9) rodenticides shall be prohibited; (10) herbicides and pesticides shall be discouraged, and only those typically used for invasive plant management in California wildlands shall be allowed, per the California Invasive Plant Council and Pesticide Research Institute's 2015 Best Management Practices (BMPs) for Wildland Stewardship: Protecting Wildlife When Using Herbicides for Invasive Plant Management; (11) arborists certified by the International Society of Arboriculture (ISA) shall conduct surveys every five years that shall include an assessment of potential infestations of invasive shothole borer beetle and other pathogens or invasive

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		insects that can threaten native habitat; (12) at least one annual walk-through survey shall be conducted by a biologist to qualitatively monitor the general condition of on-site habitats and to check for any new introduction or expansion of invasive plant species; (13) collect and remove trash, repair vandalized signs, and rectify trespass impacts; and (14) provide annual reporting that document the conditions of the Conservation Area. Approved work shall be outlined in the CMP and in the conservation easement, including monitoring and maintenance efforts or for other activities associated with preserve management, and prohibited activities shall be delineated. The conservation easement holder shall be an entity that has as part of its mission the protection of the environment, including lands, plant species, and/or wildlife species, and can be expected by its organization and history to remain in existence for the foreseeable future. The California Department of Fish and Wildlife per Government Code Section 65967(c) shall review the entity. The entity that holds the endowment shall first meet the criteria outlined in Government Code Section 65968(b). Funding for the conservation easement and implementation of the tasks in the CMP shall be maintained in perpetuity and shall be provided by a traditional endowment, establishing a community facilities district or landscape management district, or through contractual obligation with the Homeowners' Association or other equivalent mechanism(s).				
4.2	Biological Resources	**MM-4.4-2**: *Habitat Mitigation and Monitoring Plan.* After implementation of MM-4.4-9, if the Los Angeles County Department of Regional Planning (Planning) determines that sufficient habitat is not preserved off site, per MM-4.4-9, then on-site establishment and restoration shall be conducted in the On-Site Conservation Area (MM-4.4-1). Prior to the issuance of a grading permit, a qualified biologist shall be retained to prepare a Habitat Mitigation and Monitoring Plan (HMMP) detailing the specific approach for each type of habitat restoration and establishment area, special-status species transplant location, and Significant Ecological Area protected tree transplant/planting and outlining detailed performance standards and monitoring requirements for each, following the monitoring and reporting methods and performance standards listed below. Planning approval of the HMMP shall be required prior to the onset of Project-related ground-disturbing activities. When specified for each habitat type below, the acreages allotted for on-site establishment apply to a total of 16.24 acres of *Brassica nigra–Centaurea melitensis* herbaceous semi-natural stands. ▪ On-site establishment of 0.84 acres of *Eriodictyon crassifolium* provisional shrubland alliance ▪ On-site restoration/establishment of 0.07 acre of *Rhus trilobata–Crataegus rivularis–Forestiera pubescens* shrubland alliance ▪ On-site establishment of 15.20 acres *Quercus agrifolia* forest and woodland alliance <u>Habitat Restoration/Enhancement Implementation</u> The following best management practices shall be implemented during the implementation of the habitat restoration/enhancement activities. <u>Schedule</u>**:** Establishment of restoration/revegetation sites shall be conducted during the appropriate time of year (between October 15 and January 30), with	Determination by the County Department of Regional Planning if sufficient habitat is not preserved off-site, per MM-4.4-9, then preparation and submittal of a Habitat Mitigation and Monitoring Plan	After implementation of MM-4.4-9, and prior to issuance of a grading permit	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Approval of a Habitat Mitigation and Monitoring Plan	Prior to the onset of Project-related ground-disturbing activities	County Department of Regional Planning	County Department of Regional Planning
			Habitat Restoration/enhancement implementation	During habitat restoration/enhancement activities, between October 15 and January 30, with planting and/or seeding occurring immediately after the restoration sites are prepared	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Monitoring of plantings, enhancement/restoration, and receptor sites	For 10 years following the completion of seeding or plantings; quarterly surveys conducted during the non-growing season for each enhanced or restored habitat type or particular plant species where required.	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Monitoring surveys and qualitative surveys	Quarterly during non-growing season and every other week basis through seed production for 10 years during the growing season.	Project Applicant or Developer and qualified biologist	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		planting and/or seeding occurring immediately after the restoration sites are prepared. Stressors: Any stressors causing habitat degradation should be addressed prior to starting restoration. This includes the removal of invasive plants and trash. Removal of invasive species shall include the following: ▪ Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native vegetation. ▪ Any proposals for use of herbicide treatments should be accompanied by a plan that demonstrates the following: - That other methods of invasive species control have been tested and that a single application of herbicide has been determined to be the best solution - That there is a post application plan for revegetation and/or mulching; - That the treatment is a one-time application. ▪ Pre-emergent herbicide shall not be used. Plant Material. The following shall be implemented: ▪ Details regarding the planned source of their plant material shall be provided. ▪ All stock from nurseries shall be derived from plants originally collected within cismontane County. ▪ Plant material used for habitat restoration purposes shall consist of native species that are local to the immediate area of the mitigation site. ▪ All plant material proposed for use in a habitat restoration program shall be inspected by a County-approved Restoration Biologist to ensure that all container plants are in good health and do not contain pests or pathogens that may be harmful to existing native plants or wildlife species. ▪ Container plants and other landscaping materials (including organic mulches) should be inspected by the County Planning-approved Restoration Biologist to ensure they do not contain Argentine ant (*Linepithema humile*). ▪ Native seed mixes shall be inspected by the County-approved Restoration Biologist prior to their application to ensure that they contain the proper species and that seed packages are in good condition and do not contain any pests or pathogens. ▪ Diseased or infested plant, seed, or landscape materials should be removed from the site and transported to an appropriate off-site green waste facility. ▪ One application of mulch shall be done, except for areas that shall provide nesting opportunities for native bees. Maintenance Plan/Guidelines. A Maintenance Plan shall be included that outlines the following: (1) weed control, including cleaning of equipment to prevent further spread or introduction of new weeds; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; and (6) replacement planting. Signage and Fencing. Signage specifications shall be developed to indicate the site is a restoration/preserve area and to either indicate that trespassing is not	Surveying Flowering and Seed Production and Annual Monitoring Reports	During the growing period, or as soon as vegetative growth is observed, each enhancement/restoration and receptor site shall be monitored monthly through seed production for 10 years	Project Applicant or Developer and qualified biologist	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		allowed or to instruct visitors to stay on trails. Specifications on fencing to protect biological resources and restrict human access shall be provided. Monitoring Methods Proposed plantings, enhancement/restoration, and receptor sites shall be monitored for 10 years following the completion of seeding or planting. The monitoring program shall consist of the observation and evidence of vegetative growth and the observation of emergent and flowering special-status plant species where required, along with seed production for flowering plants, photo-documentation, and measurements of annual rainfall. A County Planning-approved Restoration Biologist, restoration specialists, biologists, or horticulturists with appropriate credentials and experience in native habitat restoration shall perform monitoring. Continuity within the personnel and methodology of monitoring shall be maintained insofar as possible to ensure comparable assessments. The Biologist shall conduct monitoring surveys quarterly during the non-growing season for each enhanced or restored habitat type or particular plant species where required. During the growing period, or as soon as vegetative growth is observed, the enhancement/restoration and receptor sites shall be monitored on a every other week basis through seed production for 10 years to document the growth of the enhanced or restored habitat type or replacement population. Qualitative surveys, consisting of a general site walkover and habitat characterization, shall be completed during each monitoring visit. General observations, such as growth, flowering, and seed production, as well as pest problems, weed establishment, mortality, and site security, shall be noted in each site walkover. The Project Biologist shall also note observations on native plant recruitment for the purpose of later discussion in the annual reports. Records shall be kept of mortality and other problems, such as insect damage, weed infestation, and soil loss. Surveying Flowering and Seed Production. In the case of replacement populations for specific species, flowering individuals observed within receptor sites shall be counted. As noted above, quantitative surveys may require multiple visits per month as the blooming period may be staggered along several months (i.e., vegetative growth or non-blooming individuals may not be detected until that individual has bloomed). Peak blooming periods may fluctuate year to year due to seasonal conditions; therefore, multiple visits shall aid in a more accurate count of flowering individuals. Each flowering individual in the restoration plots shall be tallied and recorded on data sheets. The total yearly population shall be calculated each year for the annual monitoring results. Photo-Documentation. Permanent stations for photo-documentation shall be established prior to or during the first annual monitoring event. Photos shall be taken each monitoring period from the same vantage point and in the same direction each year and shall reflect material discussed in the annual monitoring report. Monitoring Schedule. During the growing period, or as soon as vegetative growth is observed, each enhancement/restoration and receptor site shall be monitored monthly through seed production for 10 years.				

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Annual Monitoring Reports. At the end of each monitoring period, an annual report shall be prepared for submittal to County Planning. The report shall summarize the information collected during the qualitative and quantitative monitoring. Each report shall document the monitoring methods and description of the enhancement/restoration and receptor sites and provide copies of field data, photo-documentation, monitoring results, an analysis of success, and recommendations for the project and/or remedial measures if necessary. Since seeding of particular species may not occur when planned, monitoring shall be tied to the actual implementation date (e.g., the first annual report shall be delivered on January 1st of the year following the first growing season after enhancement/restoration and/or seeding). These reports shall describe the success of the relocation and shall discuss the efficacy of the various methods employed to propagate this species. These reports shall also include the following: ▪ A list of names, titles, and companies of all persons who prepared the content of the annual report and participated in monitoring activities for that year ▪ A vicinity map indicating location of the mitigation site ▪ A mitigation site plan, identifying plot locations, photo station locations, etc. as appropriate ▪ Copies of all monitoring photographs ▪ An analysis of all qualitative and quantitative monitoring data Performance Standards The performance standards set forth below are to be achieved for the mitigation and monitoring program to be considered successful. Because of the variability of growing conditions and the number of flowering individuals from year-to-year, the performance standards shall be considered to have been achieved if during any of 3 years of the 10-year monitoring period, the target acreage or population number is achieved. Thus, the annual standards provide a guide showing that the program is on a positive trajectory. ▪ The growing conditions and number of flowering individuals in any given year can vary substantially, based on environmental conditions, such that it is necessary to observe translocated populations over a period of years to accurately determine survival. To this end, this plan includes a 10-year monitoring term to track flowering individuals, which provides the best and easiest indicators to track that the translocation is succeeding. ▪ Various threats to plants must be minimized to ensure survival and ultimate flowering of seeded individuals leading to future germination/successful reproduction. ▪ Habitat characteristics including non-native grasses and herbaceous weeds are important and require monitoring to determine that specific enhancement/restoration areas and translocation/receptor sites are exhibiting a positive trajectory. Should the performance standards be achieved early in the program, monitoring shall continue for the full 10 years to ensure that there is no degradation of the habitat values during the 10-year period.				

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<u>Performance Standards for 10-Year Monitoring Period</u> ▪ Flowering of the total number of flowering plants originating from seed shall equal or exceed the number of container individuals counted during the 2-year monitoring period (at least 3 years of the 10-year monitoring period). ▪ Emergence of leaves for of a minimum of 80% of the translocated bulbs ▪ Flowering of a minimum of 60% of the translocated bulbs ▪ Survival of 80% of established individuals ▪ Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial planting (30%). <u>Adaptive Management</u> The HMMP shall include adaptive management strategies in the event the mitigation and monitoring program fails to achieve the performance standards discussed above during the 10-year monitoring period; the Project Applicant shall implement the following remedial measures to attempt to achieve the performance standards: ▪ If the enhancement/restoration areas or receptor sites are observed to be failing significantly to achieve the performance standard during the 10-year monitoring period, the Biological Monitor shall identify an alternate site(s) in the Conservation Area in which to broadcast seed from a contingency seed supply held at a seed facility (and maintained for at least 10 years). Should the performance standards be achieved, contingency seed would be broadcast in the enhancement/restoration areas or receptor sites. ▪ If receptor sites appear on track to meet the performance standards, any remaining plant material may be planted after 5 years at the receptor sites (if space allows) or additional acceptable receptor sites shall be identified. This would allow for 5 years of monitoring of the container stock. ▪ Seeds and/or bulbs shall continue to be harvested from plants maintained in the nursery and installed in the receptor sites on an as-needed basis to ensure translocation/receptor sites are progressing toward final performance. ▪ The alternate site shall be prepared as outlined for the initial site and modifications incorporated as determined by the Project Biologist in coordination with County Planning. Once an approach has been determined in coordination with the County, the seed would be broadcast at the contingency seed and seeded at the alternate site, and a 10-year program, that includes monitoring and maintenance, would be initiated as set forth above.				
4.3	Biological Resources	**MM-4.4-3:** *Special-Status Plants Seed and Bulb Survey, Salvage, and Translocation*. The required Conservation Management Plan (CMP) approved by the County of Los Angeles (County) shall include a Special-Status Plant Mitigation and Monitoring Plan (SSPMMP) that shall provide guidance and methods to preserve the special-status plants known to occur within the Conservation Area (slender mariposa lily [*Calochortus clavatus* var. *clavatus*], Plummer's mariposa lily [*Calochortus plummerae*], Peirson's morning glory [*Calystegia peirsonii*], and scarlet Keckiella [*Keckiella ternata*]), along with a program of special-status plants seed collection and dispersal within the Conservation Area. The SSPMMP shall also include methods and approach to translocating mariposa lily individuals proposed for impact into the Conservation Area. The SSPMMP shall be developed and implemented with a	Preparation and approval of a Special-Status Plant Mitigation and Monitoring Plan	Prior to Project construction activities	Project Applicant or Developer and qualified biologist	County Department of Regional Planning and California Department of Fish and Wildlife
			Pre-construction surveys to map slender mariposa lily, Plummer's mariposa lily, Peirson's morning glory, and scarlet keckiella	Prior to construction activities	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Seed collection from slender mariposa lily, Plummer's mariposa	During the plant-specific appropriate time of year.	Project Applicant or Developer and qualified biologist	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		program that does not conflict with other conservation easement resource management objectives. The SSPMMP shall provide details on site preparation measures, as well as specific methods for the pre-construction collection of seeds from all four species and the harvest of mariposa lily bulbs from impacted populations. The SSPMMP shall also provide detailed methods for the dispersal of that seed and the translocation of the harvested bulbs into the conservation easement areas within locations with appropriate soils and growing conditions for each species, as determined by a qualified biologist in coordination with the County and California Department of Fish and Wildlife. Finally, the SSPMMP shall provide a schedule and action plan for the maintenance and monitoring programs, including success criteria, and remedial contingency measures to be implemented if efforts are not successful. Pre-construction surveys shall be conducted in the Project footprint to map slender mariposa lily, Plummer's mariposa lily, Peirson's morning glory, and scarlet keckiella individual locations with a high-accuracy GPS unit and a permanent marker established in the field to locate the individual mariposa lilies for bulb collection. Seeds shall be collected from each species at the appropriate time of year. Mariposa lily bulbs shall remain in the ground until Project development. Prior to Project development, the bulbs shall be translocated within appropriate habitat in the Conservation Area. <u>Performance Standard.</u> Monitoring shall take place annually for 5 years from the time of establishment of the mariposa lily bulbs. The following success criteria is the minimum required by the end of the 5-year monitoring period: ▪ 25 slender mariposa lily ▪ 44 scarlet keckiella ▪ 600 Peirson's morning glory ▪ 128 Plummer's mariposa lily If it appears that the population of these special-status plant species (slender mariposa lily, scarlet keckiella, Peirson's morning glory, and Plummer's mariposa lily) or the vegetation community composition and status are on the decline or have been degraded, remedial activities shall be implemented according to the CMP and the SSPMMP, and monitoring shall continue until the success criteria are met. These activities may include weed control, additional seeding, native plant establishment, or other activities where appropriate. Annual monitoring reports shall be submitted by August 31 of each year and shall include an evaluation of current monitoring data in relation to previous population observations (during previous monitoring years) and native enhancement efforts for slender mariposa lily, scarlet keckiella, Peirson's morning glory, and Plummer's mariposa lily. These reports shall also include any recommendations for remedial management measures and shall discuss other issues that need to be addressed, such as trespassing or vandalism.	lily, Peirson's morning glory, and scarlet keckiella. Mariposa lily bulbs shall remain in the ground until Project development	Prior to Project development, mariposa lily bulbs shall be translocated within appropriate habitat in the Conservation Area.		
			Mariposa lily bulb monitoring and reports	Annual Monitoring for 5 years from the time of establishment of the mariposa bulbs. Reports submitted by August 31 of each year	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
4.4	Biological Resources	**MM-4.4-4**: *Biological Monitoring*. Prior to the issuance of a grading permit, the Applicant shall submit the qualifications of potential Biological Monitor(s) to the County of Los Angeles (County) Department of Regional Planning (Planning) for review and approval. The Applicant shall then fund the County Planning-approved Biological Monitor(s) during Project construction to monitor	Submittal of qualifications of potential biological monitors for review/approval	Prior to the issuance of a grading permit	Project Applicant or Developer	County Department of Regional Planning
			Funding of County Planning-Approved biological monitor(s)	Prior to and during construction activities	Project Applicant or Developer	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		construction activities and to ensure compliance with all mitigation measures. The Biological Monitor shall be present on site during all vegetation removal and each day prior to the commencement of grading activities. The Biological Monitor shall be responsible for conducting a pre-construction clearance survey, and any wildlife (common or special-status) shall be relocated to the Conservation Area. Pre-construction clearance surveys shall be conducted prior to construction of each new phase of the development. The Biological Monitor shall ensure that wildlife do not become entrapped in excavation or trenching areas. Safeguards shall be implemented during daytime periods of non-activity and overnight, such as a placing a platform over trenches, flush with the ground surface; installing escape ramps in trenches; or installing exclusionary fencing. Should relocation of any trapped wildlife be required, construction shall be halted until the Biological Monitor arrives on site and clears the work area (in compliance with all applicable permits and authorizations). Burrowing owl has the potential to occur as a transient during dispersal and migration. Focused pre-construction surveys for burrowing owl shall be conducted weekly by the Biological Monitor beginning 30 days prior to the commencement of vegetation removal, with the last/fourth survey being conducted three days prior to the commencement of vegetation removal. If burrowing owl are located during any focused pre-construction surveys, or during the monitoring of construction activities, a 500-foot no-work buffer shall be established around the location of the burrow(s), and County Planning and California Department of Fish and Wildlife (CDFW) shall be notified. CDFW shall be consulted regarding the potential need for an Incidental Take Permit per California Fish and Game Code 2081. The no-work buffer shall remain in place until the until the Project Applicant obtains confirmation from CDFW that it can be removed. The results of the surveys and any associated monitoring shall be documented in a Burrowing Owl Survey/Monitoring Report that shall be submitted to County Planning. The Biological Monitor shall also monitor any colonial roosts located within 500 feet from the Project limits to determine if Project activities are having a detrimental effect on the roost. If bats are exhibiting distress due to noise generated by Project activities, the Biological Monitor shall work with the construction contractor on ways to reduce activities in the proximity of the roost (e.g., limiting the number of tractors in the area). The results of the protective actions will be documented in the daily monitoring report. The Biological Monitor shall regularly inspect the Project site as needed after the completion of all grading activities. Monthly spot-check monitoring is anticipated to be required throughout the construction of the Project for those areas that are graded but not yet developed/landscaped. During monthly visits, the biological monitor shall do the following: (1) address the potential establishment of invasive species and require weed abatement (if necessary) in accordance with MM-4.4-6, Invasive Species Prevention; (2) address the potential establishment of native vegetation/habitat to reduce the potential for impacts between phases of construction; (3) identify deficiencies, if applicable, with any erosion control measures that have the potential to negatively impact biological resources. Daily monitoring reports shall be prepared by the Biological Monitor that at a minimum document the results of any surveys conducted, wildlife relocations, construction activities performed, compliance issues observed, and corrective	Pre-construction clearance surveys	Prior to construction activities	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Focused pre-construction surveys for burrowing owl. If burrowing owl are located during any focused pre-construction surveys, or during the monitoring of construction activities, a 500-foot no-work buffer shall be established around the location of the burrow(s) and County Planning and CDFW shall be notified.	Focused pre-construction surveys to be conducted weekly by the Biological Monitor beginning 30 days prior to the commencement of vegetation removal, with the last/fourth survey being conducted three days prior to the commencement of vegetation removal. 500-foot no-work buffer shall be in place until the Project Applicant obtains confirmation from CDFW that it can be removed	Project Applicant or Developer and qualified biologist/Biological Monitor	County Department of Regional Planning and California Department of Fish and Wildlife
			If burrowing owl(s) found during pre-construction survey, CDFW shall be consulted regarding the potential need for an Incidental Take Permit	Immediately upon finding burrowing owl(s) during pre-construction survey	Project Applicant or Developer and qualified biologist/Biological Monitor	California Department of Fish and Wildlife
			Preparation and submittal of Burrowing Owl Survey/Monitoring Report to County Planning	After completion of pre-construction survey for burrowing owl	Project Applicant or Developer and qualified biologist/Biological Monitor	County Department of Regional Planning
			Biological Monitoring of any colonial roosts within 500 feet from Project site; daily monitoring report	During Project construction activities	Biological Monitor and Construction Contractor	County Department of Regional Planning
			Monthly spot-check monitoring	After completion of all grading activities for areas that are graded but not yet developed/landscaped	Biological Monitor	County Department of Regional Planning
			Daily Monitoring Reports	During construction activities	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning and California Department of Fish and Wildlife, if requested

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		actions taken. The monitoring reports shall include photos. The monitoring reports shall be made available to County Planning and the California Department of Fish and Wildlife at their request.				
4.5	Biological Resources	**MM-4.4-5:** *Demarcation of Disturbance Limits*. Prior to commencement of earthwork for each phase of Project construction, the construction limits shall be clearly demarcated (e.g., installation of flagging or temporary high visibility construction fence), as recommended by the Biological Monitor approved by the County of Los Angeles. All construction activities, including equipment staging and maintenance, shall be conducted within the marked disturbance limits to prevent inadvertent disturbance to sensitive vegetation communities outside the limits of work. The flagging shall be maintained throughout construction.	Demarcation of Disturbance Limits	Prior to commencement of earthwork for each phase of Project construction	Project Applicant or Developer and Approved Biological Monitor	County Department of Regional Planning
4.6	Biological Resources	**MM-4.4-6**: *Invasive Species Prevention*. The Project shall not include invasive plant species listed on Appendix C of the SEA Ordinance Implementation Guide and in the California Invasive Plant Council inventory in Project landscaping palettes. Project landscape palettes shall be reviewed and approved by the County of Los Angeles (County) to ensure that invasive plant species are excluded. In addition, to prevent the spread of invasive plant species during construction and until the establishment of common landscaped areas associated with the Project, the following measures shall be implemented: ▪ A Workers Environmental Awareness Training (WEAT) program shall be prepared that shall include invasive species prevention measures implemented by the Project. The WEAT shall include descriptions of the common invasive plants known in the region. The WEAT shall also include descriptions of sensitive resources known to occur on the Project site and the procedures to follow should a sensitive resource be encountered. ▪ All mobile vehicles and construction equipment shall be washed prior to entering the Project site in an upland location where any seed material from invasive species shall be contained and not carried onto the Project site. Logs of the washing shall be submitted monthly to the County Department of Regional Planning. ▪ Following the completion of grading activities, for those areas of the Project site that are graded but not yet developed/landscaped, the County-approved Biological Monitor shall conduct monthly spot checks to prevent the introduction or establishment of invasive plant species onto the graded areas (see MM-4.4-4, Biological Monitoring). If invasive species are identified, the Biological Monitor shall remove the plants with hand tools or weeding equipment to prevent propagation. ▪ All vegetative material removed from the Project footprint shall be transported in a covered vehicle and shall be disposed of at a certified disposal site.	Project landscaping palettes reviewed and approved by the County	Prior to planting on-site	Project Applicant or Developer	County Department of Regional Planning
			Preparation and implementation of a WEAT program.	During construction and until the establishment of common landscaped areas associated with the Project	Project Applicant or Developer	County Department of Regional Planning
			All mobile vehicles and construction equipment shall be washed prior to entering the Project site in an upland location where any seed material from invasive species shall be contained and not carried onto the Project site. Logs of the washing shall be submitted to County Department of Regional Planning.	During construction activities; logs of the washing for new equipment submitted monthly to County Department of Regional Planning	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
			Spot Checks to prevent the introduction or establishment of invasive plant spaces onto graded areas, and removal of invasive species if found.	Following completion of grading activities or areas of the Project site that are graded but not yet developed/landscaped, conducting monthly spot checks	Project Applicant or Developer	County Department of Regional Planning
			Removal of vegetative material	During site preparation/grading activities	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
4.7	Biological Resources	**MM-4.4-7:** *Landscaping Plan*. Prior to the issuance of the first grading permit, the Applicant shall prepare a Landscaping Plan for the areas maintained by the Homeowners' Association (HOA) and submit the Landscaping Plan to the County of Los Angeles for review and approval. The Landscaping Plan for the HOA-maintained areas shall include, but not be limited to, the following requirements: ▪ The plant species list shall include scientific names, common names, plant container sizes, and quantities.	Preparation and approval of Landscaping Plan	Prior to the issuance of the first grading permit	Project Applicant or Developer	County Department of Regional Planning
			Implementation of Landscaping Plan	During landscaping activities	Project Applicant or Developer and HOA	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		▪ Invasive plant species (designated by California Invasive Plant Council) shall not be included in the Landscaping Plan as they could establish off site and have negative impacts to the adjacent habitats. ▪ Non-native milkweeds shall not be included in the landscaping plan as they could establish off site and have negative impacts to the adjacent habitats. ▪ The plant layout shall indicate the location of the plant species. ▪ Planting notes shall include irrigation and plant installation requirements such as mulch requirements. ▪ Ornamental varietals and selections of native species shall be avoided if they have the potential to hybridize with local native populations. ▪ Where native species are required, the species shall be indigenous native species of the region (locally indigenous native species).				
4.8	Biological Resources	**MM-4.4-8:** *Crotch's Bumble Bee Habitat Preservation and Minimization Measures.* <u>Incidental Take Permit</u> The Applicant shall consult with the California Department of Fish and Wildlife on obtaining an Incidental Take Permit (ITP), per California Fish and Game Code 2081, for the take of Crotch's bumble bee. The Applicant shall provide the County with a copy of the ITP, or proof that an ITP is not required, prior to issuance of a grading permit. Mitigation for direct impacts to Crotch's bumble bee shall be fulfilled through compensatory mitigation at a minimum 1:1 nesting habitat replacement of equal or better functions and values to those impacted by the Project, or as otherwise determined through the Incidental Take Permit process. Mitigation shall be accomplished through the preservation of on-site suitable habitat (MM-4.4-1) and off-site suitable habitat (MM-4.4-9). The Applicant shall be obligated to implement all minimization and avoidance measures conditions that are included in the ITP. <u>Focused Survey</u> Focused surveys for Crotch's bumble bee (*Bombus crotchii*) shall be conducted within the construction footprint prior to the start of ground-disturbing construction activities. The focused surveys shall include a habitat assessment and focused surveys, both of which shall be as described in the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species, released by the California Department of Fish and Wildlife (CDFW) on June 6, 2023, or the most current at the time of construction. The habitat assessment shall, at a minimum, include historical and current species occurrences; document potential habitat on site including foraging, nesting, and/or overwintering resources; and identify which plant species are present. For the purposes of this mitigation measure, nest resources are defined as abandoned small mammal burrows, bunch grasses with a duff layer, thatch, hollow trees, brush piles, and human-made structures that may support bumble bee colonies, such as rock walls, rubble, and furniture. The habitat assessment shall be repeated prior to February 1 in each year that ground-disturbing activities will occur to determine if foraging, nesting, or overwintering resources are present within the impact area. If nesting resources are present in the impact area, focused surveys shall be conducted. The focused survey shall be performed by a biologist with expertise in surveying for bumble bees and include at least three survey passes that are not on	Applicant shall consult with California Department of Fish and Wildlife on obtaining an incidental Take Permit for the take of Crotch's bumble bee.	Prior to any construction activities	Project Applicant or Developer	County Department of Regional Planning and California Department of Fish and Wildlife
			Minimization and avoidance measures conditions of Crotch's bumble bee	During construction and operational activities	Project Applicant or Developer, and Construction Contractor	County Department of Regional Planning and California Department of Fish and Wildlife
			Pre-construction survey for Crotch's bumble bee within the construction footprint, including habitat assessment and focused surveys.	Prior to the start of ground-disturbing construction activities occurring during the Crotch's bumble bee nesting period (February 1 through October 31). The habitat assessment shall be repeated prior to February 1 in each year that ground-disturbing activities will occur to determine if nesting resources are present within the impact area. Surveys shall coincide with the colony active period (April 1 through August 31 for Crotch's bumble bee). Surveys may occur between 1 hour after sunrise and 2 hours before sunset.	Project Applicant or Developer and qualified biologist(s)	County Department of Regional Planning and California Department of Fish and Wildlife
			Submittal of written survey report	Submitted within 30 days of the pre-construction survey	Project Applicant or Developer and qualified biologist(s)	County Department of Regional Planning and California Department of Fish and Wildlife

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		sequential days or in the same week, preferably spaced 2 to 4 weeks apart. The timing of these surveys shall coincide with the colony active period (April 1 through August 31 for Crotch's bumble bee). Surveys may occur between 1 hour after sunrise and 2 hours before sunset. Surveys shall not be conducted during wet conditions (e.g., foggy, raining, or drizzling), and surveyors shall wait at least 1 hour following rain. Optimal surveys are conducted when there are sunny to partly sunny skies and ambient temperatures are greater than 60° Fahrenheit. Surveys may be conducted earlier than April 1 if other bees or butterflies are flying. Surveys shall not be conducted when it is windy (i.e., sustained winds greater than 8 mph). Within non-developed habitats, the biologist shall look for nest resources suitable for bumble bee use. Ensuring that all nest resources receive 100% visual coverage, the biologist shall watch the nest resources for up to 5 minutes, looking for exiting or entering worker bumble bees. Worker bees should arrive and exit an active nest site with frequency, such that their presence would be apparent after 5 minutes of observation. If a bumble bee worker is detected, then a representative shall be identified to species. Biologists should be able to view several burrows at one time to sufficiently determine if bees are entering/exiting them depending on their proximity to one another. It is up to the discretion of the biologist regarding the actual survey viewshed limits from the chosen vantage point that would provide 100% visual coverage; this could include a 30- to 50-foot-wide area. If a nest is suspected, the surveyor can block the entrance of the possible nest with a sterile vial or jar until nest activity is confirmed (no longer than 30 minutes). Identification shall include trained biologists netting/capturing the representative bumble bee in appropriate insect nets, per the protocol in the U.S. National Protocol Framework for the Inventory and Monitoring of Bees. The bee shall be placed in a clear container for observation and photographic documentation if able. The bee shall be photographed using a macro lens from various angles to ensure recordation of key identifying characteristics. If bumble bee identifying characteristics cannot be adequately captured in the container due to movement, the container shall be placed in a cooler with ice until the bumble bee becomes inactive (generally within 15 minutes). Once inert, the bumble bee shall be removed from the container and placed on a white sheet of paper or card for examination and photographic documentation. The bumble bee shall be released into the same area from which it was captured upon completion of identification. Based on implementation of this method on a variety of other bumble bee species, they become active shortly after removal from the cold environment, so photography must be performed quickly. If Crotch's bumble bee nests are not detected, no further mitigation would be required. The mere presence of foraging Crotch's bumble bees would not require implementation of additional minimization measures because they can forage up to 10 kilometers from their nests. If nest resources occupied by Crotch's bumble bee are detected within the construction area, no construction activities shall occur within 100 feet of the nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. The nest resources shall be avoided for the duration of the Crotch's bumble bee nesting period (February 1 through October 31). Outside of the nesting season, it is assumed that no live individuals would be present within the nest as the daughter queens (gynes) usually leave by September, and all other individuals (original queen, workers, males) die. The gyne is highly mobile				

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		and can independently disperse to outside of the construction footprint to surrounding open space areas that support suitable hibernacula resources. A written survey report shall be submitted to the County of Los Angeles (County) and CDFW within 30 days of the pre-construction survey. The report shall include survey methods, weather conditions, and survey results, including a list of insect species observed and a figure showing the locations of any Crotch's bumble bee nest sites or individuals observed. The survey report shall include the qualifications/resumes of the surveyor(s) and approved biologist(s) for identification of photo vouchers and detailed habitat assessment. If Crotch's bumble bee nests are observed, the survey report shall also include recommendations for avoidance, and the location information shall be submitted to the California Natural Diversity Database at the time of, or prior to, submittal of the survey report. If the nest resources cannot be avoided, as outlined in this measure, the project applicant shall consult with CDFW regarding the need to obtain an Incidental Take Permit. Any measures determined to be necessary through the Incidental Take Permit process to offset impacts to Crotch's bumble bee may supersede measures provided in this California Environmental Quality Act document and shall be incorporated into the Habitat Mitigation and Monitoring Plan.				
4.9	Biological Resources	**MM-4.4-9:** *Off-Site Habitat Preservation.* Prior to final map recordation, the Applicant shall obtain a letter of intent from the future Conservation Easement holder. Prior to issuance of a grading permit, the Applicant shall demonstrate recordation of a conservation easement, as defined by California Civil Code Section 815.1, that permanently preserves off-site habitat for long-term conservation and management ("off-site conservation area"). As part of recording the conservation easement for any off-site parcel(s), a Conservation Management Plan (CMP) applicable to the off-site conservation area shall be prepared and submitted to the Los Angeles County (County) Department of Regional Planning (Planning) for approval. The CMP shall identify the required resource management activities and the entities that shall be responsible for managing those activities in perpetuity. The conservation easement holder shall be an entity that has as part of its mission the protection of the environment, including lands, plant species, and/or wildlife species, and can be expected by its organization and history to remain in existence for the foreseeable future. The California Department of Fish and Wildlife (CDFW) per Government Code Section 65967(c) shall review the entity. The entity that holds the endowment shall first meet the criteria outlined in Government Code Section 65968(b). Funding for the conservation easement and implementation of the tasks in the CMP shall be maintained in perpetuity and shall be provided by a traditional endowment, establishing a community facilities district or landscape management district, or through contractual obligation with the Homeowners' Association or other equivalent mechanism(s). One or more of the following options shall be used to provide adequate preservation for Project-related impacts to vegetation communities and wildlife habitat within the Significant Ecological Area (SEA) Ordinance Implementation Guide Resource Categories 1 and 3. The proposed off-site conservation area lands must support resources similar to those disturbed by the Project (i.e., sensitive vegetation communities, special-status plant and wildlife habitats, jurisdictional waters, and protected trees) and be connected with other natural open space areas. To determine that these conditions are present, the Applicant shall fund a	A letter of intent shall be obtained from the Conservation Easement holder.	Prior to final map recordation	Project Applicant or Developer	County Department of Regional Planning
			Recordation of a Conservation Easement	Prior to the issuance of a grading permit	Project Applicant or Developer	County Department of Regional Planning
			Preparation, submittal, and approval of a Conservation Management Plan	Prior to the issuance of a grading permit, as part of recordation of conservation easement	Project Applicant or Developer	County Department of Regional Planning
			Conservation Easement holder approval	Prior to issuance of grading activities	Project Applicant or Developer	County Department of Regional Planning
			Funding by Applicant of biological resources assessment by a County Planning-approved Biologist for any parcel proposed for preservation, and the results of the assessment shall be submitted to County Department of Regional Planning for their approval to be used as mitigation	Prior to the issuance of a grading permit, as part of recordation of conservation easement	Project Applicant or Developer	County Department of Regional Planning
			Implementation of Conservation Management Plan/off-site habitat preservation	Prior to the issuance of a grading permit, as part of recordation of conservation easement	Project Applicant or Developer	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

biological resources assessment by a County Planning-approved Biologist for any parcel proposed for preservation, and the results of the assessment shall be submitted to County Planning for their approval to be used as mitigation.

In-Kind and Off-Site in the Santa Susana Mountains and Simi Hills Significant Ecological Area

For parcels within the SEA that support in-kind vegetation communities as those found in the Project site, the preservation ratios for each of the SEA Resource Categories listed would be in accordance with the SEA Ordinance Implementation Guide. The following table indicates the minimum preserved acres required for off-site preservation of in-kind vegetation communities (communities classified as the same as those being impacted by the Project) within the SEA.

In-Kind Vegetation Communities Preserved Off-Site in the Santa Susana Mountains and Simi Hills Significant Ecological Area

Alliance	Required In-Kind Preserved Acres
SEA Resource Category 1 (Mitigated at 5:1)	
Baccharis salicifolia Shrubland	11.65
Salix gooddingii–Salix laevigata Forest and Woodland	6.22
Sub-Total	*17.87*
SEA Resource Category 3 (Mitigated at 3:1)	
Ericameria palmeri Provisional Shrubland	2.00
Eriodictyon crassifolium Provisional Shrubland	0.84[a]
Nassella (*Stipa*) spp.–*Melica* spp. Herbaceous	0.20
Quercus agrifolia Forest and Woodland	30.50[b]
Rhus trilobata–Crataegus rivularis–Forestiera pubescens Shrubland	0.07[a]
Sub-Total	*33.61*
Total	**51.48**

Notes: SEA = Significant Ecological Area.
[a] None would be needed if MM-4.4-2, Habitat Mitigation and Monitoring Plan, is implemented.
[b] 15.30 acres shall be needed if MM-4.4-2 is implemented.

Out-of-Kind and Within the Santa Susana Mountains and Simi Hills Significant Ecological Area

Preservation of out-of-kind vegetation communities (communities classified as being different than those being impacted by the Project) that are in the same group (defined by combinations of relatively narrow sets of diagnostic plant species (including dominant and co-dominant species, broadly similar composition, and diagnostic growth forms that reflect biogeographic differences in mesoclimate, geology, substrates, hydrology, and disturbance regimes as defined by the Federal Geographic Data Committee in the 2006 Draft National Vegetation Classification Standard) as the impacted vegetation communities (as

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

defined by the National Vegetation Classification Standards) can be satisfied with the acquisition of parcels within the Santa Susana Mountains and Simi Hills SEA. For preserved lands within the same Resource Category, a multiplier of 1.5 shall be applied to increase lands for preservation, as shown in the following table. For preserved lands within a higher sensitivity Resource Category, a multiplier of 1.25 shall be applied, as shown in the following table. Lower sensitivity Resource Categories may not satisfy mitigation requirements for higher sensitivity Resource Categories. For the two Resource Category 1 communities, preservation shall be a riparian-associated vegetation community.

Out-of-Kind Vegetation Communities Preserved Within the Santa Susana Mountains and Simi Hills Significant Ecological Area

Alliance	Out-of-Kind-Same Resource Category Preserved Acres	Out-of-Kind-Higher Resource Category Preserved Acres
SEA Resource Category 1 (Mitigated at 5:1)	**1.5 Multiplier**	**1.25 Multiplier**
Baccharis salicifolia Shrubland	17.47	NA
Salix gooddingii–Salix laevigata Forest and Woodland	9.33	NA
Subtotal	*26.81*	*NA*
SEA Resource Category 3 (Mitigated at 3:1)	**1.5 Multiplier**	**1.25 Multiplier**
Ericameria palmeri Provisional Shrubland	3.00	2.50
Eriodictyon crassifolium Provisional Shrubland	1.26[a]	1.0505[a]
Nassella (*Stipa*) spp.–*Melica* spp. Herbaceous	0.31	0.25
Quercus agrifolia Forest and Woodland	45.75[b]	38.13[c]
Rhus trilobata–Crataegus rivularis–Forestiera pubescens Shrubland	0.10[a]	0.08[a]
Subtotal	*50.42*	*42.01*
Total	*77.23*	*42.01*

Notes: NA = Not Applicable (due to there being no higher Resource Category)
[a] None would be needed if MM-4.4-2, Habitat Mitigation and Monitoring Plan, is implemented.
[b] 22.95 acres will need to be preserved if MM-4.4-2 is implemented.
[c] 19.13 acres will need to be preserved if MM-4.4-2 is implemented.

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

Vegetation Communities Preserved Within the Santa Clara River Significant Ecological Area

Off-site preservation within portions of the Santa Clara River SEA that are contiguous with the Santa Susana Mountains and Simi Hills SEA shall be considered if the area supports the same resource values as the Project site and is connected with other natural open space. Preservation of vegetation communities shall be acquired within the adjacent Santa Clara River SEA at a multiplier of 2 for in-kind preservation, multiplier of 2.5 for out-of-kind preservation but within the same Resource Category, and a multiplier of 2.25 for out-of-kind preservation but a higher level Resource Category, as shown in the following table. For the two Resource Category 1 communities, preservation shall be a riparian-associated vegetation community.

Vegetation Communities Preserved Within the Santa Clara River Significant Ecological Area

Alliance	In-Kind Preserved Acres	Out-of-Kind-Same Resource Category Preserved Acres	Out-of-Kind-Higher Resource Category Preserved Acres
SEA Resource Category 1 (Mitigated at 5:1)	**2 Multiplier**	**2.5 Multiplier**	**2.25 Multiplier**
Baccharis salicifolia Shrubland	23.30	29.12	NA
Salix gooddingii–Salix laevigata Forest and Woodland	12.45	15.56	NA
Sub-Total	*35.74*	*44.68*	*NA*
SEA Resource Category 3 (Mitigated at 3:1)	**2 Multiplier**	**2.5 Multiplier**	**2.25 Multiplier**
Ericameria palmeri Provisional Shrubland	4.00	5.00	4.50
Eriodictyon crassifolium Provisional Shrubland	1.67[a]	2.09[a]	1.88[a]
Nassella (Stipa) spp.–*Melica* spp. *Herbaceous*	0.41	0.51	0.46
Quercus agrifolia Forest and Woodland	61.00[b]	76.25[c]	68.63[d]
Rhus trilobata–Crataegus rivularis–Forestiera *pubescens* Shrubland	0.13[a]	0.17[a]	0.15[a]
Sub-Total	*67.21*	*84.02*	*75.62*
Total	***102.95***	***128.70***	***75.62***

Notes: NA = Not Applicable (due to there being no higher Resource Category
[a] None would be needed to be preserved off-site if MM-4.4-2 is implemented.
[b] 30.60 acres would be needed if MM-4.4-2 is implemented.

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

[c] 38.25 acres would be needed to be preserved if MM-4.4-2 is implemented.
[d] 34.43 acres would be needed to be preserved if MM-4.4-2 is implemented.

Preservation of Assessor's Parcel Numbers 2826-018-034, 2826-017-044, 2826-017-043, 2826-017-041, 2826-014-057, and 2826-014-067

The six parcels are located within the Santa Susana Mountains/Simi Hills SEA, approximately 1 mile south-southwest of the Project site.

Nine vegetation communities were mapped in the six parcels, as listed in the table below. Two SEA Resource Category 3 communities, *Pseudotsuga macrocarpa–Quercus agrifolia* association (bigcone Douglas fir–coast live oak forest) and *Quercus agrifolia* association (coast live oak woodland and forest) occur, primarily on north-facing slopes and canyon bottoms. The seven SEA Resource Category 4 communities are shrub-dominated and consist of chaparral and coastal scrub species.

Assessor's Parcels Numbers 2826-018-034, 2826-017-044, 2826-017-043, 2826-017-041, 2826-014-057, and 2826-014-067

Vegetation Community	Acres
SEA Resource Category 1	
Quercus agrifolia Association Southern Coast Live Oak Riparian Forest (Water Resources)	27.47
SEA Resource Category 3	
Pseudotsuga macrocarpa–Quercus agrifolia Association	4.02
Quercus agrifolia Association	50.89
Subtotal	*54.91*
SEA Resource Category 4	
Adenostoma fasciculatum–Salvia leucophylla Association	11.35
Adenostoma fasciculatum–Salvia mellifera Mixed Shrub Association	1.16
Adenostoma fasciculatum Association	77.08
Artemisia californica–Eriogonum fasciculatum Association	2.08
Ceanothus crassifolius–Adenostoma fasciculatum–Rhus ovata Association	249.26
Ceanothus crassifolius–Adenostoma fasciculatum Association	14.37
Malacothamnus fasciculatus–Salvia leucophylla Association	2.54
Malosma laurina–Eriogonum fasciculatum Association	12.93
Wild oats and annual brome grasslands Semi-natural Alliance	12.24
Subtotal	*383.01*

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

SEA Resource Category	
Urban/Developed	*1.31*
Total	**466.70**

Note: SEA = Significant Ecological Area.

The drainages in the six parcels are part of the Wiley Canyon and Towsley Canyon watersheds that contribute to the South Fork of the Santa Clara River. The desktop analysis resulted in 13.30 acres of potential streams in the six parcels. The method for determining potential adjacent riparian oak forest resulted in 27.47 acres of SEA Category 1 Water Resources. The remaining 54.91 acres of *Pseudotsuga macrocarpa–Quercus agrifolia* association and *Quercus agrifolia* association would be considered upland and SEA Resource Category 3.

As shown in the following table, the off-site conservation area provides sufficient acreage to fully offset impacts to SEA Resource Category 4 vegetation communities (for SEA Resource Category 4, preservation can be out-of-kind if the resource is of the same category.) and to partially offset impacts to SEA Resource Category 3 (for this discussion, the creation of vegetation communities within the *Brassica nigra–Centaurea melitensis* herbaceous semi-natural stands is not included; however, if oak trees are planted as replacement for SEA protected trees, then an argument shall be made that planted oaks also constitute the creation of oak woodland). The 27.47 acres of SEA Category 1 Water Resources and the 54.91 acres of SEA Resource Category 3 provides the necessary acres of preservation for these two categories. The parcels provide an additional 26.72 acres of SEA Resource Category 3 vegetation communities and 503.17 acres of SEA Resource Category 4 vegetation communities.

[**Note**: *Due to the size of the table "Impacts to SEA Resource Category Communities and Proposed Preservation for the Trails at Lyons Canyon Project Using APNs 2826-018-034, 2826-017-044, 2826-017-043, 2826-017-041, 2826-014-057, and 2826-014-067" and for formatting purposes, this table is included instead at the end of this section.*

Mitigation Bank Credits

Off-site purchase of mitigation credit from a County Planning-approved mitigation bank shall be completed prior to the issuance of grading permits. The mitigation bank would have to be located within the Santa Susana Mountains and Simi Hills SEA or be contiguous with the SEA. The credits purchased must meet the acres calculated by using a multiplier of 3 applied to the preservation ratios stated in the SEA Ordinance Implementation Guide for SEA Resource Categories 1 and 3, as shown in the following table.

Mitigation Credits Required to be Purchased from a County-Approved Mitigation Bank

SEA Resource Category	Mitigations Credits Required
1	53.61[a]
3	100.83[b,c]

Notes: County = County of Los Angeles; SEA = Significant Ecological Area.
[a] Riparian scrub.

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		[b] 91.50 woodland, 8.72 shrubland, and 0.61 grassland [c] 45.90 woodland, 6.01 shrubland, and 0.61 grassland (totaling 52.52) would be needed if MM-4.4-2 is implemented. Mitigation lands shall consist of similar or higher quality habitat than found on the Project site. Should credits not be available, then compensation may be in the form a County-approved turnkey project with a mitigation bank and/or other County Planning-approved option. Selected mitigation banks shall be accredited through CDFW and/or the County to have established conservation easements that shall ensure the preservation of the resources in perpetuity.				
4.10	Biological Resources	**MM-4.4-10***: Special-Status Wildlife Relocation Plan.* Prior to commencement of any earthmoving activities or the pre-construction staging of equipment on the Project site, the Project Applicant shall contract with a biologist approved by the County of Los Angeles (County) to develop a Pre-construction Wildlife Survey and Relocation Plan for terrestrial reptiles, including the California newt (*Taricha torosa*), two-striped gartersnake (*Thamnophis hammondii*), Southern California legless lizard (*Anniella stebbinsi*), and coastal whiptail (*Aspidoscelis tigris stejnegeri*). The Pre-construction Wildlife Survey and Relocation Plan shall be submitted to the County for review prior to any ground-disturbing activities within potentially occupied habitat. The plan shall include at a minimum, the following: ▪ Protocols for pre-construction surveys to flush out and/or move identified special-status wildlife within the Study Area, as feasible - Relocation to the Conservation Area shall be the primary location, unless otherwise approved by the County ▪ The timing, frequency, and locations where surveys should be conducted - Surveys shall be conducted 24 hours prior to construction activities and repeated the morning of the proposed activity - Surveys shall be conducted in all areas anticipated to be subject to vegetation clearing ▪ The habitat and conditions in the proposed relocation site(s) ▪ The methods that would be used for trapping and relocating identified species - All equipment used in the effort shall be cleaned and decontaminated to minimize the spread of herpetofaunal pathogens (per the 2020 article by Julian et al. in the Herpetological Review, Minimizing the Spread of Herpetofaunal Pathogens in Aquatic Habitats by Decontaminating Construction Equipment) - Any wildlife handling and relocation methodology from the Streambed Alteration Agreement issued by the California Department of Fish and Wildlife (CDFW) shall be incorporated in the Pre-construction Survey and Relocation Plan ▪ Protocols for documentation/recordation of the species and number of animals relocated - Relocations shall be logged and made available to the County, if requested ▪ Protocols for notifying CDFW if identified species cannot be relocated - Attempts at relocation shall be logged, and notification shall occur within 24 hours ▪ The timing and frequency of reports documenting the results of the surveys	Applicant shall contract with a biologist approved by the County of Los Angeles to develop a Pre-construction Wildlife Survey and Relocation Plan for terrestrial reptiles, including the California newt (*Taricha torosa*), two-striped gartersnake (*Thamnophis hammondii*), Southern California legless lizard (*Anniella stebbinsi*), and coastal whiptail (*Aspidoscelis tigris stejnegeri*).	Prior to commencement of any earthmoving activities or the pre-construction staging of equipment on the Project site	Project Applicant or Developer and biologist approved by the County of Los Angeles	County Department of Regional Planning
			Submittal of Pre-construction Wildlife Survey and Relocation Plan to County for review	Prior to any ground-disturbing activities within potentially occupied habitat	Project Applicant or Developer and biologist approved by the County of Los Angeles	County Department of Regional Planning
			Implementation of Pre-construction Wildlife Survey and Relocation Plan, including pre-construction surveys, and protocols for documentation/recordation of the species and number of animals relocated	Surveys shall be conducted 24 hours prior to construction activities and repeated the morning of the proposed activity. Attempts at relocation shall be logged, and notification shall occur within 24 hours	Project Applicant or Developer and biologist approved by the County of Los Angeles	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.11	Biological Resources	**MM-4.4-11**: *Nesting Bird Avoidance*. Project construction shall be conducted in compliance with the conditions set forth in the Migratory Bird Treaty Act and California Fish and Game Code with methods approved by the California Department of Fish and Wildlife to protect active bird/raptor nests. Vegetation removal shall occur during the non-breeding season for nesting birds (generally late September to early March) and nesting raptors (generally early July to late January) to avoid impacts to nesting birds and raptors. For the remaining Project activities initiated during the breeding season for nesting birds (March 1–September 30) and nesting raptors (February 1–June 30), a pre-construction survey shall be conducted by the Biological Monitor (MM-4.4-4) for nesting birds and/or raptors within 3 days prior to any work within 300 feet for suitable nesting habitat for non-raptors and within 500 feet for suitable nesting habitat for raptors). If the Biological Monitoring does not find any active nests or immediately adjacent to the impact areas, the Project activity shall be allowed to proceed. If the Biological Monitor finds an active nest adjacent to the construction area and determines that the nest may be indirectly impacted or breeding activities substantially disrupted, the Biological Monitor shall delineate an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity. Any nest found during survey efforts shall be mapped on the construction plans, which will be included in the report(s) documenting the survey(s) that will be submitted to the County within three days of the completion of the survey. 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 the Biological Monitor: (1) work limits shall be established within a buffer around any occupied nest (the buffer shall be 100–300 feet for nesting non-raptors and 300–500 feet for nesting raptors), unless otherwise determined by the Biological Monitor and (2) access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by the Biological Monitor. Encroachment into the buffer area around a known nest shall only be allowed if the Biological Monitor determines that the proposed activity would not disturb the nest occupants. Construction can proceed when the Biological Monitor has determined that fledglings have left the nest, or the nest has failed.	Nesting bird avoidance during construction and vegetation removal activities.	Vegetation removal shall occur during the non-breeding season for nesting birds (generally late September to early March) and nesting raptors (generally early July to late January)	Project Applicant or Developer and biologist approved by the County of Los Angeles	County Department of Regional Planning
			Pre-construction surveys for nesting birds and nesting raptors for Project activities initiated during breeding season for nesting birds and nesting raptors.	Conducted within 3 days prior to any work within 300 feet for suitable nesting habitat for non-raptors and within 500 feet for suitable nesting habitat for raptors)	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning
			During pre-construction survey, if active nests found, Biological Monitor to delineate a buffer zone around the nest. Reports to be prepared to document the survey(s).	Survey conducted within three (3) days prior to any work within 300 feet for suitable nesting habitat for non-raptors and within 500 feet for suitable nesting habitat for raptors. Survey reports submitted within three (3) days of the completion of the survey	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning
4.12	Biological Resources	**MM-4.4-12**: *Lighting Plan*. Prior to issuance of the building permit, the Applicant shall prepare lighting plans for submission and approval by the Los Angeles County (County) Department of Regional Planning (Planning) that identify the type, layout, and luminaire wattage of all exterior fixtures to be employed in association with the Project. The plan shall demonstrate compliance with Chapter 22.80 (Rural Outdoor Lighting District) of the County Code. The lighting plan shall at a minimum address and conform to the Rural Outdoor Lighting District as well as the following requirements, and Planning must approve all aspects of the final submitted lighting plans. ▪ Wherever feasible and compatible with requirements for nighttime safety and security, outdoor lighting shall be not be operated adjacent to native habitats. ▪ Outdoor lighting shall be fully shielded so that bulbs and lenses are not visible and shall cause no light trespass into native habitats or skyward. No lighting shall be directed toward native habitats.	Preparation of lighting plans for submission and approval	Prior to issuance of the building permit	Project Applicant or Developer	County Department of Regional Planning
			Implementation of Lighting Plan	Before and during Project operations	Project Applicant or Developer	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		▪ Light fixtures shall be mounted as low as possible to minimize light trespass. ▪ The lowest amount of light shall be employed that is needed for the task. The lighting shall only illuminate the area needed and shall be no brighter than necessary. This includes lighting for stage events. ▪ Motion sensors or automatic controls shall be employed to ensure that lights are not left on longer than necessary. ▪ Only warm light sources shall be used for outdoor lighting. The amount of blue light emitted shall be minimized, as blue light has been shown to harm human health and endanger wildlife. Warm (or subdued) light sources recommended for use outdoors include low-pressure sodium, high-pressure sodium, and low-color-temperature LEDs. Wherever feasible, lighting color temperature shall not exceed 2,200 kelvins. ▪ The following types of lighting are prohibited and shall not be used: drop-down lenses, mercury vapor lights, ultraviolet lights, searchlights, laser lights, or other outdoor lighting that flashes, blinks, alternates, or moves. ▪ Project structures shall utilize non-reflective materials to avoid glare intruding into native habitats. ▪ Landscape screens shall be employed where feasible to reduce glare from vehicle headlights into native habitats.				
4.13	Biological Resources	**MM-4.4-13**: *Homeowners' Association Covenants, Conditions, and Restrictions*. The Homeowners' Association (HOA) Covenants, Conditions, and Restrictions (CC&Rs), which are reviewed and approved prior to final map recordation, then recorded immediately after the final map records, shall include the following requirements to reduce potential human impacts on adjacent habitats and wildlife species: ▪ Invasive plant species (designated by the California Invasive Plant Council) shall be prohibited on all residential lots, as they could establish off site and have negative impacts to the adjacent habitats. ▪ All trash/garbage waste and recycling receptacles shall have locking devices that discourage wildlife foraging in common areas/parks and shall encourage the use of such locking devices on residential receptacles, as feasible. ▪ Intentional feeding of wildlife, including mule deer, is prohibited. ▪ The use of rodenticides is prohibited. ▪ Speed limits of 15 to 25 mph shall be posted, and the CCRs shall require residents to comply with the posted speed limits. ▪ Smoking shall be prohibited in open space areas. ▪ The HOA shall not use balloons for any community events, and the use of balloons by individual homeowners shall be discouraged. ▪ Homeowner reprisals against native wildlife species (i.e., killing or harming native wildlife species in any way) if homeowner pets are killed or harmed by wildlife shall be prohibited. Public information signage shall be installed at the trailhead and in the recreation facility, and printed information shall be provided to the HOA in order to (1) educate and inform the public about wildlife, especially mountain lions present in the area; (2) advise on proper avoidance measures to reduce human-wildlife conflicts; (3) advise on proper use of open space trails in a manner respectful to wildlife (e.g., dogs on leash, proper waste disposal); and (4)	Final Draft HOA CC&Rs shall include requirements to prevent biological impacts and submitted for review and approval.	Prior to final map recordation	Project Applicant or Developer and HOA	County Department of Regional Planning
			Public information signage to be installed and printed information to be provided to the HOA	Prior to Project occupancy	Project Applicant or Developer and HOA	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		provide local contact information to report injured or dead wildlife. Signage should be written in the language(s) understandable to all those likely to recreate and use the trails. Signage should not be made of materials harmful to wildlife.				
4.14	Biological Resources	**MM-4.4-14:** *Jurisdictional Waters Compensation*. Mitigation for up to 4.94 acres of direct impacts to jurisdictional waters shall be implemented through on-site enhancement of remaining jurisdictional waters (per MM-4.4-3) and/or off-site acquisition, such as mitigation bank credits and/or turnkey projects with mitigation banks (as approved by the County of Los Angeles) following the issuance of permits from the U.S. Army Corps of Engineers, Los Angeles Regional Water Quality Control Board, and California Department of Fish and Wildlife, and prior to the issuance of the grading permit.	On-site enhancement and/or off-site acquisition of jurisdictional waters	Prior to the issuance of the grading permit and following the issuance of permits from U.S. Army Corps of Engineers, Los Angeles Regional Water Quality Control Board, and California Department of Fish and Wildlife	Project Applicant or Developer	County Department of Regional Planning
4.15	Biological Resources	**MM-4.4-15:** *Roosting Bat Survey.* If Project construction initiates between June 1 and August 30, a Los Angeles County Department of Regional Planning (LACDRP)-approved Biological Monitor shall conduct a pre-construction roosting bat survey within one week prior to the start of construction-related activities for the Project. The biologist shall inspect cliff features that could have crevices used for roosting by a colony of canyon bat (Parastrellus hesperus) within 500 feet of proposed construction activities and then conduct a roost emergence survey at dusk for any potential roosting features found. Results of the surveys shall be documented in a report and submitted to LACDRP. As stated in MM-4.4-4, the Biological Monitor shall monitor any colonial roosts located within 500 feet from the Project limits.	Pre-construction roosting bat survey	If Project construction initiates between June 1 and August 30, survey to occur within one week prior to the start of construction-related activities for the Project	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning
			Conduct a roost emergence survey at dusk for any potential roosting features found	If Project construction initiates between June 1 and August 30, survey to occur within one week prior to the start of construction-related activities for the Project	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning
			Pre-construction survey report submitted to County Department of Regional Planning	After completion of pre-construction survey	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning
4.16	Biological Resources	**MM-4.4-16:** *SEA Protected Trees Replacement / Compensation*. The required Conservation Management Plan (CMP) approved by the County of Los Angeles (County) shall include a Protected Tree Replacement Plan that shall dictate the establishment of replacement trees in the Conservation Area at the numbers specified in the following table. At a minimum, the removal of any SEA Protected Tree shall result in a minimum of two replacement plantings with 10:1 for Heritage Trees. Replacement trees shall be seedlings of the same species being removed and shall be planted within an area where suitable growing conditions are present and where the trees shall be able to remain in perpetuity, which may include the On-Site Conservation Area. The replacement trees shall be nurtured and maintained in a condition of good health and shall be monitored for a period of 7 years. If any of the replacement plantings fail during the monitoring period of 7 years, the Applicant shall be responsible for replanting and nurturing those new trees. The following table details the quantity of each species required for planting. **Summary of Individual Species Replacement Quantities** Scientific Name / Common Name / Total Impacted / Replacement Ratio / Total Replacement Required *Heteromeles arbutifolia* / toyon / 0 / 2:1 / 0	Preparation and submittal of Protected Tree Replacement Plan	Prior to final map recordation	Project Applicant or Developer	County Department of Regional Planning
			Project Applicant shall plant, cause to be planted, or bond for 772 replacement trees as described in the summary table.	Prior to final map recordation. If bonding for the trees, they shall be planted prior to building permit issuance.	Project Applicant or Developer	County Department of Regional Planning and County Forestry Division
			Implementation of Protected Tree Replacement Plan	For a period of 7 years after planting of replacement trees	Project Applicant or Developer	County Department of Regional Planning and County Forestry Division
			If any of the replacement plantings fail during the monitoring period of 7 years, the Applicant shall be responsible for replanting and nurturing those new trees.	During the monitoring period of 7 years after planting of replacement trees	Project Applicant or Developer	County Department of Regional Planning and County Forestry Division
			Payment into County Protected Tree Fund if there are not enough locations with the Conservation Area or Project landscaped area for replacement trees. The Protected Tree Fund payments shall be used by the County in	After implementation of Protected Tree Replacement Plan	Project Applicant or Developer	County Department of Regional Planning and County Forestry Division

<table>
<tr><th>#</th><th>Environmental Factor</th><th>Mitigation Measure(s)</th><th>Action Required</th><th>When Monitoring to Occur</th><th>Responsible Agency or Party</th><th>Monitoring Agency or Party</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><td>Juglans californica</td><td>Southern California black walnut</td><td>3</td><td>2:1</td><td>6</td></tr>
<tr><td>Populus fremontii</td><td>Fremont cottonwood</td><td>15</td><td>2:1</td><td>30</td></tr>
<tr><td>Quercus agrifolia</td><td>coast live oak</td><td>191</td><td>2:1</td><td>382</td></tr>
<tr><td>Quercus agrifolia (Heritage Tree)</td><td>coast live oak (Heritage Tree)</td><td>15</td><td>10:1</td><td>150</td></tr>
<tr><td>Quercus berberidifolia</td><td>scrub oak</td><td>1</td><td>2:1</td><td>2</td></tr>
<tr><td>Quercus lobata</td><td>valley oak</td><td>10</td><td>2:1</td><td>20</td></tr>
<tr><td>Quercus lobata (Heritage Tree)</td><td>valley oak (Heritage Tree)</td><td>2</td><td>10:1</td><td>20</td></tr>
<tr><td>Salix laevigata</td><td>red willow</td><td>24</td><td>2:1</td><td>48</td></tr>
<tr><td>Salix lasiolepis</td><td>arroyo willow</td><td>7</td><td>2:1</td><td>14</td></tr>
<tr><td>Sambucus nigra ssp. caerulea</td><td>blue elderberry</td><td>50</td><td>2:1</td><td>100</td></tr>
<tr><td colspan="2">Total</td><td>318</td><td>N/A</td><td>772</td></tr>
</table>

It should be noted that mitigation can include the protection of undersized, naturally sprouted trees of the same species growing on site. In addition, per the County Code, the County may require additional mitigation and monitoring requirements following review of the Significant Ecological Area Conditional Use Permits. At a minimum, the County requires that the replacement trees need to be nurtured and maintained in a healthy condition and be monitored for a period of 7 years. If any of the replacement plantings fail during the monitoring period of 7 years, the Applicant shall be responsible for replanting and nurturing those new trees.

The Project Applicant must pay into the County Protected Tree Fund should there not be enough locations within the Conservation Area (on-site or off-site) or Project landscaped areas for replacement trees. As a last resort, the Protected Tree Fund payments shall be used by the County in accordance with County Code Section 22.102.070(F)(5).</td><td>accordance with County Code Section 22.102.070(F)(5).</td><td></td><td></td><td></td></tr>
<tr><td>5.1</td><td>Cultural Resources</td><td>MM-4.5-1: Archaeological Monitoring. Prior to ground disturbance activities, the Applicant and/or subsequent responsible parties shall retain a Principal Investigator/Archaeologist, meeting the Secretary of the Interior’s Standards, and with experience in California prehistoric and historic resources (experience within Los Angeles County preferred). The Principal Investigator/Archaeologist shall do the following: (1) compose a Cultural Resource Monitoring and Inadvertent Discovery Plan (Plan); (2) manage archaeological monitoring; and (3) address any inadvertent discoveries identified during Project implementation. These actions are described further below.

(1) Cultural Resource Monitoring and Inadvertent Discovery Plan. The Principal Investigator/Archaeologist shall compose the Plan to outline cultural monitoring protocols and a program of treatment and mitigation in the case of an inadvertent discovery of cultural resources during ground-disturbing activities. The Plan would be informed by the data and findings provided in the cultural report prepared for the Project (Appendix D), final</td><td>Retain a Principal Investigator/Archaeologist</td><td>Prior to ground disturbance activities</td><td>Project Applicant or Developer</td><td>County Department of Regional Planning</td></tr>
<tr><td></td><td></td><td></td><td>Preparation of Cultural Resource Monitoring and Inadvertent Discovery Plan</td><td>Prior to ground disturbance activities</td><td>Project Applicant or Developer and Principal Investigator/Archaeologist</td><td>County Department of Regional Planning</td></tr>
<tr><td></td><td></td><td></td><td>Archaeological Monitoring</td><td>During initial ground disturbance within native soils</td><td>Project Applicant or Developer and Principal Investigator/Archaeologist</td><td>County Department of Regional Planning</td></tr>
<tr><td></td><td></td><td></td><td>Preparation and submittal of archaeological monitoring report for approval</td><td>Within 60 days following completion of all ground disturbing activities and prior to release of the grading bond</td><td>Project Applicant or Developer and Principal Investigator/Archaeologist</td><td>County Department of Regional Planning</td></tr>
</table>

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		grading and site plans in order to provide guidance for the proper identification, evaluation, treatment, and protection of any cultural resources or human remains in accordance with California Environmental Quality Act (CEQA), as well as the depths at which cultural monitoring is required, throughout the duration of the Project. Existence and importance of adherence to this Plan shall be stated on all Project site plans intended for use by those conducting the ground disturbing activities. *(2) Archaeological Monitoring*. The Principal Investigator/Archaeologist shall manage archaeological monitoring activities conducted by technicians knowledgeable in archaeological resources during initial ground disturbances within native soils. Initial ground disturbance is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to cultural monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by Project-related construction. The retained Principal Investigator/Archaeologist shall oversee and establish monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitors shall be responsible for maintaining daily monitoring logs. The requirement for archaeological monitoring shall be noted on all construction plans to ensure implementation. Upon completion of all ground disturbing activities and prior to release of the grading bond, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the County of Los Angeles for review. This report shall document compliance with approved cultural mitigation, all monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the County and the South Central Coastal Information Center (SCCIC).				
5.2	Cultural Resources	**MM-4.5-2:** *Workers Environmental Awareness Program (WEAP) Training.* Prior to the commencement of ground-disturbing activities for all phases of Project implementation, the Project Applicant shall retain a Principal Investigator/Archaeologist, as detailed in MM-4.5-1, above. The Principal Investigator/Archaeologist shall prepare a WEAP. The WEAP shall be submitted to the County of Los Angeles for review and approval. All construction personnel and monitors shall be presented the WEAP training prior to the start of ground-disturbing activities. This training shall inform all personnel working on the Project site about the archaeological sensitivity of the area. The purpose of the WEAP training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant archaeological resources. The WEAP shall define "tribal cultural resources" and include appropriate management requirements relating to inadvertent discovery of a potential tribal cultural resource. Each worker should also be instructed on the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the Principal Investigator/Archaeologist, and, if appropriate, Tribal representative as determined by the Principal Investigator/Archaeologist. Necessity of training	Retain a Principal Investigator/Archaeologist	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer	County Department of Regional Planning
			Preparation, submittal, and approval of a Workers Environmental Awareness Program	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer and Principal Investigator/Archaeologist	County Department of Regional Planning
			Presentation of Workers Environmental Awareness Program training	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer and Principal Investigator/Archaeologist	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		attendance shall be stated on all Project site plans intended for use by those conducting the ground-disturbing activities.				
6.1	Energy	NA	NA	NA	NA	NA
7.1	Geology/Soils	**MM-4.7-1.** *Paleontological Monitoring*. Prior to ground disturbance activities, the Applicant and/or subsequent responsible parties shall retain a Principal Investigator/Qualified Paleontologist that meets the standards of the Society for Vertebrate Paleontology (2010). The Principal Investigator/Qualified Paleontologist shall do the following: (1) compose a Paleontological Resource Monitoring and Inadvertent Discovery Plan (Plan); (2) manage paleontological monitoring; and (3) address any inadvertent discoveries identified during Project implementation. These actions are described further below. *(1) Paleontological Resource Monitoring and Inadvertent Discovery Plan*. The Principal Investigator/Qualified Paleontologist would compose the Plan to outline paleontological monitoring protocols and a program of treatment and mitigation in the case of an inadvertent discovery of paleontological resources during ground-disturbing activities. The Plan would be informed by the data and findings provided in the paleontological report prepared for the Project (Confidential Paleontological Resources Assessment Report, prepared by Environmental Science Associates, dated November 2021, as included as Appendix E-2 of this Draft Environmental Impact Report), final grading and site plans in order to provide guidance for the proper identification, evaluation, treatment, and protection of any paleontological resources in accordance with California Environmental Quality Act (CEQA) throughout the duration of the Project. Existence and importance of adherence to this Plan shall be stated on all Project site plans intended for use by those conducting the ground disturbing activities. *(2) Paleontological Monitoring*. The Principal Investigator/ Qualified Paleontologist shall manage paleontological monitoring activities conducted by technicians knowledgeable in paleontological resources during initial ground disturbances within native soils. Initial ground disturbance is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to paleontological monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by Project-related construction. The retained Principal Investigator/ Qualified Paleontologist shall oversee and establish monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter paleontological resources. The paleontological monitors shall be responsible for maintaining daily monitoring logs. The requirement for paleontological monitoring shall be noted on all construction plans to ensure implementation. Upon completion of all ground disturbing activities, a paleontological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the County of Los Angeles for review. This report shall document compliance with approved paleontological mitigation, all monitoring efforts, and include an appendix with daily monitoring logs.	Retain a Principal Investigator/Qualified Paleontologist	Prior to ground disturbance activities	Project Applicant or Developer	County Department of Regional Planning
			Preparation of Paleontological Resource Monitoring and Inadvertent Discovery Plan	Prior to ground disturbing activities	Project Applicant or Developer and Principal Investigator/Qualified Paleontologist	County Department of Regional Planning
			Paleontological Monitoring	During initial ground disturbances within native soils	Project Applicant or Developer and Principal Investigator/Qualified Paleontologist	County Department of Regional Planning
			Preparation and submittal of Paleontological monitoring report for County approval	Upon completion of all ground disturbing activities and within 60 days following completion of ground disturbance	Project Applicant or Developer and Principal Investigator/Qualified Paleontologist	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
7.2	Geology/Soils	**MM-4.7-2.** *Workers Environmental Awareness Program (WEAP) Training.* Prior to the commencement of ground-disturbing activities for all phases of Project implementation, the Project Applicant shall retain a Principal Investigator/Qualified Paleontologist. The Principal Investigator/Qualified Paleontologist shall prepare a WEAP. The WEAP shall be submitted to the County of Los Angeles for review and approval. All construction personnel and monitors shall be presented the WEAP training prior to the start of ground-disturbing activities. This training shall inform all personnel working on the Project site about the paleontological sensitivity of the area. The purpose of the WEAP training is to provide specific details on the kinds of paleontological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant paleontological resources. Each worker should also be instructed on the proper procedures to follow in the event that paleontological resources are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the Principal Investigator/Qualified Paleontologist, if appropriate. Necessity of training attendance shall be stated on all Project site plans intended for use by those conducting the ground-disturbing activities.	Retain a Principal Investigator/Qualified Paleontologist	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer	County Department of Regional Planning
			Preparation, submittal, and approval of a Workers Environmental Awareness Program	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer and Paleontologist	County Department of Regional Planning
			Presentation of Workers Environmental Awareness Program training	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer and Principal Investigator/Paleontologist	County Department of Regional Planning
8.1	Greenhouse Gas Emissions	**MM-4.8-1.** *Construction Emission Reductions*. Prior to the issuance of grading permits, the Project Applicant or its designee shall implement the following strategies during construction activities and provide evidence to the County that the Construction Contractor's contract specifications include the following strategies: a) Use electric or hybrid powered equipment for generators and other small pieces of equipment (e.g., forklifts and saws), as commercially available. b) Use cleaner-fuel equipment such as replacing diesel fuel with compressed natural gas (CNG) or renewable diesel, as commercially available. c) Reduce idling time of heavy-duty trucks either by shutting them off when not in use or reducing the time of idling to no more than 3 minutes (5-minute limit is required by the state airborne toxics control measure 13 CCR § 2485). Commercially available equipment is herein defined as equipment sourced within 50 vehicle miles of the Project site and within 10 percent of the cost of the diesel-fueled-equivalent equipment. The Project Applicant must contact at least 3 contractors or vendors within Los Angeles County and submit to the County justification if the specified equipment is not commercially available. Compliance with this measure shall be documented and made available to the County upon request.	Provide evidence to the County that Construction Contractor's contract specifications include construction strategies	Prior to the issuance of grading permits	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
			The Project Applicant must contact at least 3 contractors or vendors within Los Angeles County and submit to the County justification if the specified equipment is not commercially available.	Prior to issuance of grading permits	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
			Provide documentation to the County that construction emissions reductions are implemented	Upon request	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
8.2	Greenhouse Gas Emissions	**MM-4.8-2.** *Electrify Buildings.* All the Project's buildings shall be powered fully by electricity, with no natural gas infrastructure or appliances, including no fireplaces. Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the building design plans include no natural gas infrastructure.	Provide evidence to the County that on-site buildings include no natural gas infrastructure	Prior to the issuance of building permits	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
8.3	Greenhouse Gas Emissions	**MM-4.8-3.** *Energy Conservation*. Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the residential and recreational building design plans include the following energy conservation measures: a) Install Energy Star-rated heating, cooling, lighting, and appliances.	Provide evidence to the County that the residential and recreational building design plans include energy conservation measures	Prior to the issuance of building permits	Project Applicant or Developer	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		b) Install a 7-kilowatt (kW) solar photovoltaic electric generating system at the recreation center. c) Outdoor lighting shall be light emitting diodes (LED) or other high-efficiency lightbulbs. d) Install Cool Pavement. Prior to the issuance of building permits, the Project applicant or its designee shall submit building plans illustrating installation of cool pavements in place of dark pavements. Outdoor pavements, such as walkways and patios, shall use paving materials with three-year SRI of 0.28 or initial SRI of 0.33. e) Provide information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future residents of the Project.				
8.4	Greenhouse Gas Emissions	**MM-4.8-4.** *Utilize 100% Zero-Carbon Electricity.* The Project shall require, through the Covenants, Conditions and Restrictions (CC&Rs), enforced by the homeowners' association, the use of 100% zero-carbon electricity procured through Southern California Edison (SCE) (SCE Green Rate) or other electricity provider for residences and the recreational center. This requirement shall be enforced until which time the electricity provided is 100% carbon-free for all accounts by default.	CCRs to require use of 100% zero-carbon electricity procured through SCE Green Rate.	Shall be enforced until which time the electricity provided is 100% carbon-free	Project Applicant or Developer and HOA	County Department of Regional Planning
8.5	Greenhouse Gas Emissions	**MM-4.8-5.** *Encourage Electric Vehicles.* Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the single-family residential building design plans incorporate the following: a) The installation of a dedicated 208/240 branch circuit will be included in every single-family garage unit, and no-less-than 92 of the market-rate units will have one Level 2 (fast charger with 40-amp circuit) electric vehicle (EV) charging station in the garage.	Provide evidence to the County that the single-family residential building design plans include EV charging specifications	Prior to issuance of building permits	Project Applicant or Developer	County Department of Regional Planning
8.6	Greenhouse Gas Emissions	**MM-4.8-6**. *Water Use Efficiency and Water Conservation*. Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the residential and recreational building design plans include the following water use efficiency and conservation measures, including: a) High-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design b) Low-flow or high-efficiency water fixtures c) Water-efficient landscapes with lower water demands than required by the California Department of Water Resources (DWR) 2015 Model Water Efficient Landscape Ordinance (MWELO) d) Planting of native and drought-tolerant plant species only e) Provide educational materials to future tenants and building occupants about water saving behaviors and water-conserving landscaping.	Provide evidence to the County that design plans include water use efficiency and conservation measures	Prior to issuance of building permits	Project Applicant or Developer	County Department of Regional Planning
8.7	Greenhouse Gas Emissions	**MM-4.8-7.** *Solid Waste Reduction.* Prior to the issuance of building permits for the Project, the Project Applicant shall provide building plans that include the following solid waste reduction measure: Provide storage areas for recyclables and organic waste in new construction, and food waste storage, if a pick-up service is available.	Provide building plans that include solid waste reduction measure	Prior to issuance of building permits	Project Applicant or Developer	County Department of Regional Planning
8.8	Greenhouse Gas Emissions		Provide evidence to County that design plans include electrical	Prior to the issuance of building permits	Project Applicant or Developer	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		MM-4.8-8. *Landscape Maintenance Equipment Emission Reductions*. The Project Applicant shall implement the following landscape maintenance equipment reduction measures: a) *Outdoor Electrical Outlets*. Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the design plans include electrical outlets on the exterior of the structure to facilitate use of electrical lawn and garden equipment. b) *Encourage Utilization of Existing Yard Equipment Exchange and Rebate Programs*. The Project's future homeowners' association shall educate future residents about the South Coast Air Quality Management District (SCAQMD) Electric Lawn Mower Rebate Program and the Commercial Electric Lawn and Garden Equipment Exchange Program. When conventional gasoline-powered yard equipment (e.g., lawn mowers, leaf blowers and vacuums, shredders, trimmers, and chain saw) are exchanged for electric and rechargeable battery-powered yard equipment, direct GHG emissions from fossil-fuel combustion are displaced by indirect GHG emissions associated with the generation of electricity used to power the equipment.	outlets on the exterior of structures			
			Educate Future residents about the SCAQMD Electric Lawn Mower Rebate Program and the Commercial Electric Lawn and Garden Equipment Exchange Program	During Project occupancy	Project Applicant or Developer and HOA	County Department of Regional Planning
9.1	Hazards/Hazardous Materials	**MM-4.9-1**: *Soils Management Plan (SMP)*. Prior to issuance of a grading permit, the Applicant shall retain a Qualified Environmental Specialist to prepare a Soil Management Plan (SMP) for submittal to the Los Angeles County Fire Department Hazardous Materials Division for approval. The SMP shall provide the protocols for all earthwork activities and the potential to encounter previously unidentified hazardous materials or wastes on the Project site as well as within off-site disturbance areas. Potential conditions and/or hazards that may be encountered during construction activities include but may not limited to buried septic systems, buried debris (e.g., building debris with lead-based paint chips or asbestos), areas of soil staining, or other suspect conditions that can be identified visually and/or from odors within the Project's proposed disturbance area. If suspect materials or conditions are encountered, then the following actions are required and specific protocols, consistent with applicable Health and Safety Code and Health Hazardous Materials Division of the Los Angeles County Fire Department (LACoFD) requirements, shall be included in the SMP: 1. earthwork activities in that area shall cease until sampling and characterization is completed by the Qualified Environmental Specialist; 2. depending on sampling/analysis results, the appropriate oversight agency shall be notified (e.g. Regional Water Quality Control Board, Department of Toxic Substances Control (DTSC), or the local Certified Unified Program Agency (LACoFD); 3. documentation shall be prepared that itemizes required sampling, results, and actions in conformance with regulatory standards to be taken; 4. protocols for resuming earthwork activities following approval from the oversight agency and remediation of contamination, if any, as deemed necessary by the Qualified Environmental Specialist and oversight agency; 5. National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor shall be available upon request for use during worker collocation with surface disturbance activities; and	Retain a Qualified Environmental Specialist to prepare and submit Soil Management Plan for approval	Prior to issuance of a grading permit	Qualified Environmental Specialist and Project Applicant	County Fire Department
			If suspect materials or conditions are encountered, earthwork activities in that area shall cease until sampling and characterization is completed	During earthwork activities	Project Applicant or Developer and Construction Contractor and Qualified Environmental Specialist	County Fire Department
			Agencies shall be notified depending on sampling/analysis results	After completion of sampling/Analysis results	Project Applicant or Developer and Construction Contractor	RWQCB and/or DTSC and/or County Fire Department
			Preparation of documentation that itemized required sampling, results, and actions in conformance with regulatory standards to be taken	After completion of sampling results	Project Applicant or Developer and Qualified Environmental Specialist	RWQCB and/or DTSC and/or County Fire Department
			NIOSH-approved half-face respirators equipped with minimum N-95 protection factor shall be available upon request for use and hand washing facilities and areas for changing of clothing shall be provided	During worker collocation with surface disturbance activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
			Soil sampling beneath the pavement of The Old Road within 30 feet of I-5 to determine ADL	Prior to ground-disturbing activities	Project Applicant or Developer and Qualified Environmental Specialist	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		6. hand washing facilities and areas for changing of clothing shall be provided during worker collocation with surface disturbance activities. The SMP shall outline requirements for construction activities that occur within 30 feet of the edge of Interstate 5 (I-5) to address potential aerially deposited lead (ADL) from historic vehicle emissions that included leaded fuels. The SMP shall set forth protocols for soil sampling beneath the pavement of The Old Road within 30-feet of I-5 to determine ADL concentrations and require that if soils are affected by ADL, they shall be managed consistent with all applicable DTSC standards and requirements. The SMP shall outline requirements for ground-disturbing activities as part of the Project as it relates to the potential of releasing spores of Coccidioidomycosis (also known as Valley Fever) into the air. In addition to providing N-95 respiratory masks upon request for construction personnel during any ground-disturbance activities, the SMP shall require the provision of educational material to construction personnel. This educational material shall include information on how to minimize exposure to and recognize symptoms of Valley Fever and ways report symptoms of Valley Fever; proper cleaning procedures to minimize accidental exposure; and demonstrations on how to use personal protective equipment, such respiratory protection, skin, and eye protection. The SMP shall require that any heavy equipment with factory enclosed cabs be provided with high-efficiency particulate absorbing filter (HEPA)-rated air filtration and positive pressure air. The General Contractor utilizing applicable heavy equipment shall provide proof of worker training on proper use of applicable heavy equipment cabs. Communication methods, such as two-way radios, shall be available for use in enclosed cabs.	concentrations and management of soils consistent with all applicable DTSC standards and requirements			and/or County Department of Public Health
			Provision of educational material as it relates to Valley Fever	During ground-disturbing activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
			Any heavy equipment with factory enclosed cabs be provided with HEPA-rated air filtration and positive pressure air. Communication methods, such as two-way radios, shall be available for use in enclosed cabs.	During ground-disturbing activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
9.2	Hazards/Hazardous Materials	**MM-4.9-2.** *Well Assessment*. Prior to issuance of a grading permit, the Applicant shall retain a registered California design professional, such as a licensed civil engineer and/or licensed petroleum engineer to evaluate the exact location, condition, and abandonment status of the well on the Project site. A summary report detailing the findings of the well conditions and abandonment status shall be submitted to the Los Angeles Department of Public Works (Public Works) Building Official and California Geologic Energy Management (CalGEM) for review and approval prior to issuance of a grading permit. Pursuant to Section 110.4 of the Los Angeles County Building Code (LACBC), building permits shall not be issued for new buildings or enclosed structures, additions, or conversions of any building or structure to habitable or occupiable space on, adjacent to, or within 300 feet (91.44 meters) of the existing plugged well without documentation, stamped and signed by the licensed engineer, of proper abandonment of the existing well consistent with CalGEM guidelines and approval by the Public Works Building Official. A CalGEM monitor shall be present on site during all abandonment activities of the on-site oil well. Any further additional abandonment or removal of the plugged well as required by CalGEM shall be completed and approved by CalGEM prior to issuance of a grading permit.	Retain a California-registered design professional to evaluate the on-site well	Prior to issuance of a grading permit	Project Applicant or Developer and California-registered design professional	County Department of Public Works
			Summary report detailing the findings of the well shall be submitted for review and approval	Prior to issuance of a grading permit	Project Applicant or Developer and California-registered design professional	County Department of Public Works and CalGEM
			Documentation, stamped and signed and approval that proper abandonment of the existing on-site well	Prior to issuance of a building permit	Project Applicant or Developer and California-registered design professional	County Department of Public Works
			CalGEM monitor shall be present on site during all abandonment activities of the on-site oil well	During abandonment activities of the on-site well	Project Applicant or Developer and CalGEM monitor	County Department of Public Works and CalGEM
			Any further additional abandonment or removal of the plugged well as required by CalGEM	During abandonment activities and prior to issuance of grading permit	Project Applicant or Developer and CalGEM monitor	County Department of Public Works and CalGEM
9.3	Hazards/Hazardous Materials	**MM-4.9-3**: *Methane Gas Survey and Remediation*. Prior to issuance of a grading permit, the Applicant shall conduct methane gas testing for the presence of methane gas emissions within 300 feet of the plugged well, in accordance with	Retain a Qualified Geotechnical Specialist to perform methane gas soil survey	Prior to issuance of a grading permit	Project Applicant or Developer and Qualified Geotechnical Specialist	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		CalGEM and Los Angeles County Department of Public Works (Public Works) methane gas assessment guidelines. The Project applicant shall retain a Qualified Geotechnical Specialist to perform the methane gas soil survey and provide a summary report of the findings with recommendations for remedial work, if necessary. The summary report shall be submitted to the Public Works Building Official for review and approval prior to issuance of a grading permit. In the event that the soil gas investigation indicates methane levels that exceed 5,000 parts per million by volume, the Project Applicant shall include installation of a gas protection system for residences within 300 feet of the plugged oil well. The gas protection system shall be developed in compliance with the Public Works Methane Hazard Mitigation Policy and become part of the project design plans. The Applicant shall submit documentation to Public Works that ensures compliance with the proper abandonment standards and necessary approvals from CalGEM regarding the appropriate well abandonment. It shall ensure that this has been completed prior to commencement of construction of the Project and that all remedial and grading activity recommendations have been implemented to the satisfaction of CalGEM and the Public Works Building Official prior to commencement of construction grading.	Preparation and submittal of soil survey summary report for review and approval	Prior to issuance of a grading permit	Project Applicant or Developer and Qualified Geotechnical Specialist	County Department of Public Works
			Develop gas protection system for inclusion within project design plans if methane levels exceed 5,000 parts per million	Prior to issuance of a grading permit	Project Applicant or Developer	County Department of Public Works
			Submit documentation that ensures compliance with the proper abandonment standards and necessary approvals	Prior to commencement of construction	Project Applicant or Developer	County Department of Public Works
10.1	Hydrology/Water Quality	NA	NA	NA	NA	NA
11.1	Land Use/Planning	NA	NA	NA	NA	NA
12.1	Mineral Resources	NA	NA	NA	NA	NA
13.1	Noise	**MM-4.13-1:** *Simultaneous Equipment Operation Limit for Portion of Lot 22.* Within the area of Lot 22 designated on Figure 4.13-3, Area of Lot 22 In Which Construction Noise Mitigation is Required of the Draft Environmental Impact Report (EIR), the total quantity of mobile construction equipment allowed to operate simultaneously shall not exceed one.	Simultaneous Equipment Operation Limit within Lot 22	During construction activities within area of Lot 22	Project Applicant or Developer and Construction Contractor	County Department of Public Works
13.2	Noise	**MM-4.13-2:** *Staging Areas & Stationary Equipment*. Prior to issuance of grading permits, the County/Project applicant shall incorporate the following measures as a note on the grading plan cover sheet to ensure that the greatest distance between noise sources and sensitive receptors during construction activities have been achieved. ▪ Neither stationary construction equipment (i.e., generator, air compressor, cement mixer) nor construction staging areas shall be located within Lot 22. ▪ Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers consistent with manufacturers' standards. ▪ Construction staging areas shall be located away from off-site sensitive uses during Project construction. ▪ The Project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site, whenever feasible.	Incorporation of noise measures during construction activities into notes of the grading plan cover sheet	Prior to issuance of grading permits	Project Applicant or Developer and Construction Contractor	County Department of Public Works
13.3	Noise	**MM-4.13-3:** *Stationary Equipment Construction Noise Barrier*. Stationary construction equipment located within 600 feet of the northern Project site property boundary in Lots 2, 3, 8, 9, 10, and 11 and within The Old Road Improvements construction zone shall each be enclosed within a sound barrier of 10-foot minimum height.	Stationary Equipment Construction Noise Barriers	During construction activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works

<table>
<tr><th>#</th><th>Environmental Factor</th><th>Mitigation Measure(s)</th><th>Action Required</th><th>When Monitoring to Occur</th><th>Responsible Agency or Party</th><th>Monitoring Agency or Party</th></tr>
<tr><td>13.4</td><td>Noise</td><td>MM-4.13-4: Temporary Noise Barrier for On-Site Phases. For mobile equipment (as defined by the Section 12.08.440 of the Los Angeles County Code) construction activities within a Project Lot that is adjacent to an occupied, on-site residence, a temporary noise barrier shall be erected and maintained along the boundary between the Project Lot under construction and the Project Lot with occupied residence(s). The noise barrier for mobile construction equipment operation shall either: (1) extend along the entire common boundary between the construction zone and adjacent occupied Project Lot; or (2) extend from either end of the construction zone a length that is twice the separation distance between the construction zone and closest residence. For stationary construction equipment (as defined by the Section 12.08.440 of the Los Angeles County Code), temporary sound barriers surrounding three sides of the equipment (with the remaining open side facing the opposite direction from the adjacent occupied residences) shall be erected and maintained.

The temporary sound barriers shall remain in place throughout the duration of the applicable construction activity. To determine the appropriate height and length of the temporary noise barrier, prior to construction activities for each phase of development, the construction contractor shall determine the nearest occupied residence to the phased construction activity and abide by the below requirements:

<table>
<tr><th>Distance from Construction to On-site, Occupied Residence</th><th>Type of Equipment</th><th>Noise Barrier Height</th><th>Location for Barrier</th></tr>
<tr><td>50 to 99 feet</td><td>Mobile</td><td>14 feet</td><td>Along boundary between construction zone and adjacent Lot.</td></tr>
<tr><td>50 to 99 feet</td><td>Stationary</td><td>11 feet</td><td>Within 5 feet of stationary equipment, 3 sides</td></tr>
<tr><td>100 to 250 feet</td><td>Mobile</td><td>12 feet</td><td>Along boundary between construction zone and adjacent Lot.</td></tr>
<tr><td>100 to 300 feet</td><td>Stationary</td><td>11 feet</td><td>Within 5 feet of stationary equipment, 3 sides</td></tr>
<tr><td>Beyond 250 feet</td><td>Mobile</td><td>None</td><td>None</td></tr>
<tr><td>Beyond 300 feet</td><td>Stationary</td><td>None</td><td>None</td></tr>
</table>
</td><td>Temporary noise barriers during construction activities</td><td>During construction activities</td><td>Project Applicant or Developer and
Construction Contractor</td><td>County Department of Public Works</td></tr>
<tr><td>14.1</td><td>Population/Housing</td><td colspan="3">NA</td><td>NA</td><td>NA</td><td>NA</td></tr>
<tr><td>15.1</td><td>Public Services</td><td colspan="3">NA</td><td>NA</td><td>NA</td><td>NA</td></tr>
<tr><td>16.1</td><td>Recreation</td><td colspan="3">NA</td><td>NA</td><td>NA</td><td>NA</td></tr>
</table>

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
17.1	Transportation	**MM-4.17-1:** *Construction Traffic Management Plan.* Prior to construction of the Project, the Applicant shall prepare a detailed Construction Traffic Management Plan, that shall be prepared in accordance with the County's Requirements For Temporary Traffic Controls For Lane Closures, Street Closures And Detours and supplemental to Part 6 of the Greenbook Standard Specifications for Public Works Construction, subject to County review and approval. The Plan shall include, but not be limited to, the following: ▪ Maintain existing access for land uses in proximity of the Project site throughout construction, unless otherwise approved by the County. ▪ Schedule deliveries and pick-ups of construction materials to non-peak travel periods, to the maximum extent feasible. ▪ Coordinate deliveries and pick-ups to reduce the potential of trucks waiting to load or unload for protracted periods of time. ▪ Minimize obstruction of through traffic lanes on The Old Road and ensure adequate evacuation capabilities of the Project site and nearby developed areas that may require use of The Old Road during evacuations. Use flag persons as needed to ensure safe traffic operations along The Old Road. ▪ If any lane closure is necessary, include detailed safety precautions for pedestrians and bicyclists to allow for safe passage such as alternate routing, protection barriers, and appropriate signage. ▪ Construction equipment traffic from the contractors shall be controlled by flagman. ▪ Identify designated transport routes for heavy trucks (in addition to haul trucks) to be used throughout Project construction. ▪ Schedule vehicle movements to ensure that there are no vehicles waiting off-site and impeding public traffic flow on the surrounding streets. ▪ Install temporary construction signs to warn vehicular traffic of reduced speed limits in construction zone. ▪ Establish requirements for loading/unloading and storage of materials on the Project site, where length of time traffic travel lanes could be encumbered and/or sidewalk closings or pedestrian diversions would be implemented, to ensure the safety of the pedestrians. ▪ Coordinate with adjacent property owners and emergency service providers to ensure adequate access to the Project site and surrounding uses. ▪ Limit potential roadway lane closure(s) to off-peak travel periods. ▪ Identify a contact person in the Construction Traffic Management Plan that would be available to oversee implementation of the Plan and address any community concerns.	Prepare a detailed Construction Traffic Management Plan for review and approval by County	Prior to construction	Project Applicant or Developer	County Department of Public Works
			Implement Construction Traffic Management Plan	During construction activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
17.2	Transportation	**MM-4.17-2.** *Transportation Demand Management (TDM) Program.* Prior to issuance of final map recordation, the Project Applicant shall prepare a TDM Program aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking for residents. The TDM Program shall be subject to review and approval by the Los Angeles County Department of Regional Planning and Los Angeles County Public Works. The exact measures to be implemented shall be determined when the TDM Program is prepared, prior to issuance of a final map recordation for the Project. The following TDM measures are based on measures by the California Air Pollution Control Officers Association (CAPCOA) publication, *Handbook for Analyzing Greenhouse Gas*	Prepare a TDM Program aimed and submit to County for review/approval	Prior to issuance of final map recordation	Project Applicant or Developer	County Department of Public Works and/or Planning
			Implement Subsidized or Discounted Transit Program	Active for three (3) years following initial deposit by the Applicant	Project Applicant or Developer	County Department of Public Works and/or Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (2021). The TDM Program must include, but would not be limited to, the following: a) Locating the Project near a Bike Lane; Improving Bike Boulevard; Expand Bikeway Network: The Project shall include a Class III bicycle route on the proposed "A" Street, "B" Street, and the gated private access road on-site, which would connect to Los Angeles County's future Class II bicycle lane along the Project frontage on The Old Road. b) E-Bikeshare System: The Project shall include an E-bike loaner program (separate from the publicly accessible options in the City of Santa Clarita) to provide residents with short-term access for trips. This program shall be active for five years following an initial deposit by the Project Applicant. c) Provide Community-Based Traveling Planning: The Project shall provide households with customized information, incentives, and support to encourage the use of transportation alternatives in place of single occupancy vehicles, thereby reducing household vehicle miles traveled (VMT). The Project shall create a ridesharing program for school children. Most school districts provide bussing services to public schools only. School Pool helps match parents to transport students to private schools or to schools where students cannot walk or bike and do not meet the requirements for bussing. d) Carpool/Vanpool Incentives: The Project shall include monetary assistance with fares or gas costs for carpool/vanpool users. This incentive shall be active for three years following an initial deposit by the Project Applicant. e) Implement Subsidized or Discounted Transit Program: The Project shall provide subsidized/discounted daily or monthly public transit passes. This incentive shall be active for three years following an initial deposit by the Project Applicant.				
8.1	Tribal Cultural Resources	**MM-4.18-1**: *Retention of Native American Monitoring*. Prior to the commencement of any ground disturbance activities, the applicant/owner/developer shall retain a Native American monitor/entity procured by the Fernandeño Tataviam Band of Mission Indians. The applicant/owner/developer shall make arrangements with the retained Native American monitor/entity to enter into a Native American Monitoring Agreement with the intent of securing a total of one Native American monitor to be present during initial ground disturbance (including testing, clearing, grubbing, and grading operations) occurring from one foot above native soils and up to five feet below the surface of native soil. Initial ground disturbance is defined as initial construction-related earthmoving of sediments from their place of deposition. This definition excludes movement of sediments after they have been initially disturbed or displaced by current Project-related construction. More than one monitor may be required if multiple areas within the Project site are simultaneously exposed to initial ground disturbance causing monitoring to be hindered by the distance (more than 100 feet apart) of the simultaneous activities.	Retain a Native American monitor/entity procured by the Fernandeño Tataviam Band of Mission Indians.	Prior to the commencement of any ground disturbance activities	Project Applicant or Developer	County Department of Regional Planning
			Enter into a Native American Monitoring Agreement with retained Native American monitor/entity to monitor	Prior to the commencement of any ground disturbance activities	Project Applicant or Developer	County Department of Regional Planning
			Monitoring during initial ground disturbance	During initial construction-related earthmoving of sediments from their place of deposition	Project Applicant or Developer and Native American monitor/entity and Construction Contractor	County Department of Public Works
18.2	Tribal Cultural Resources	**MM-4.18-2**: *Workers Environmental Awareness Program*. The retained Native American monitor/entity procured by the Fernandeño Tataviam Band of Mission Indians (as detailed in MM-4.18-1, above) shall be notified by the applicant/owner/developer of the time and location of the Worker Environmental Awareness Program (WEAP) training no later than 72 hours prior to its scheduled occurrence. The applicant/owner/developer shall provide the	Notification of WEAP training and access/opportunity to participate in training	72 hours prior to its scheduled occurrence and during WEAP training	Project Applicant or Developer and Construction contractor	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		retained Native American monitor/entity the access and opportunity to participate in the WEAP training. For further details and requirements pertaining to the WEAP training, please see MM-4.5-2.				
18.3	Tribal Cultural Resources	**MM-4.18-3**: *Inadvertent Discovery Clause*. In the event that potential prehistoric or historic-era Native American/Tribal resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring within 60 feet of the find shall immediately stop and the retained Native American monitor/entity procured by the Fernandeño Tataviam Band of Mission Indians (as detailed in MM-4.18-1, above) must be notified promptly. The find shall be assessed by the retained Principal Investigator/Archaeologist (as detailed in MM-4.5-1) in consultation with the retained Native American monitor/entity. Consultation shall assess and document potential finds in real time to determine whether or not additional study is warranted. In the event that human remains and associated funerary objects are inadvertently encountered during construction activities, the remains and funerary objects shall be treated in accordance with state and local regulations that provide requirements with regard to the accidental discovery of human remains, including California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98, and CEQA Guidelines Section 15064.5(e). In accordance with these regulations, if human remains are found, the County Coroner must be immediately notified of the discovery. Additionally, the retained Native American monitor/entity must be notified of the discovery immediately. No further excavation or disturbance of the Project site or any nearby (no less than 100 feet) area reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined, within 2 working days of notification of the discovery, if the remains are potentially human in origin. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant must then complete their inspection within 48 hours of being granted access to the site. The most likely descendant would then determine, in consultation with the property owner, the disposition and treatment of the human remains.	Construction work to stop if potential prehistoric or historic-era Native American /TCRs are exposed and notification to Native American monitor	During construction activities	Project Applicant or Developer and Construction contractor	County Department of Public Works
			If human remains and associated funerary objects are found, notification to appropriate parties and stop work	During construction activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
19.1	Utilities/Service Systems	NA	NA	NA	NA	NA
20.1	Wildfire	**MM-4.20-1**: *Wildfire Education Program*. The Homeowners' Association (HOA) Covenants, Conditions, and Restrictions for the Project shall require that the HOA include a Fire Safety Coordinator position as part of the HOA Board, who shall be responsible for preparing and implementing an educational program with wildfire-related information, including the Wildfire Evacuation Plan (WEP) and the Fire Protection Plan (FPP) requirements, to be provided to all residents and occupants, including residents and occupants of the senior affordable housing units. Similarly, the Property Manager(s) of the senior affordable housing shall serve as the Fire Safety Coordinator for the affordable housing residents and shall be responsible for preparing and implementing an educational program with wildfire-related information, including the WEP and the FPP requirements to be provided to all residents and occupants. The Covenants, Conditions, and Restrictions will be submitted to the County of Los	HOA CCRs shall require that the HOA prepare an educational wildfire program. Educational program to be submitted to County for review and approval.	Prior to issuance of certificate of occupancy	Project Applicant or Developer and HOA	County Fire Department
			Emails and Mailers to be provided to residents and occupants	Biannual emails and mailers in April and August	HOA	County Fire Department
			Website developed and website address sent to residents and occupants	Throughout resident occupancy	HOA	County Fire Department
			New resident package	Through resident occupancy, specifically provided upon occupation of each new resident	Project Applicant or Developer and/or HOA	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Angeles (County) prior to issuance of certificate of occupancy. The educational program shall be prepared in easy-to-understand, graphically based materials and shall be annually reviewed and updated, as appropriate, in order to maintain high wildfire awareness. Program features shall include, but may not be limited to, the following: 1. Biannual email and mailers: Residents and occupants of all dwelling units on the Project site, including the senior affordable housing rental units, shall be provided with biannual emails and mailers in April and in August that include information such as reminders about annual defensible space inspections, how to prepare for wildfire season, evacuation information, prohibited high-risk activities, and how to prevent wildfires. Links to various resources on where to get trusted information, such as the Los Angeles County Fire Department (LACoFD), 211 Los Angeles County, and Ready Los Angeles County, shall be provided and updated annually, as necessary. Additionally, at least once a year, information on the following shall be provided in the email and mailer: (1) how to notify the County Office of Emergency Management (OEM) and Health and Human Services of special needs and/or required accommodations (Accessible Alert LA County, CERT programs, or other), for transportation or other special services; and (2) how to prepare for evacuation of pets and how to register for assistance with pet evacuations. 2. Website: A dedicated community website shall be developed and maintained by the HOA with more detailed information and resources about wildfire awareness, prevention, and evacuation. The website address shall be sent to all residents of the Project, including occupants of the senior affordable housing units. The website shall serve as a centralized resource for the fire and evacuation education program and include information from the FPP and WEP. In addition to general emergency preparedness education, the website shall include information that is included in emails, mailers, and workshops/webinars. The website shall have up-to-date fire watch and red flag warning alerts, as well as information on restrictions during fire weather conditions. Residents shall also be able to use the website to sign up for an annual residential defensible space inspection from the HOA fire safety committee. 3. New resident packet: All residents and new residents in the future shall be presented with a wildfire awareness and safety package upon purchase or rental of a residence. Within the package will be a USB drive with the WEP, FPP (which includes information on the regional fire hazard, how to build a go-bag, and tools to prepare a household evacuation plan), and a list of agencies and resources for receiving trusted information. 4. Emergency alert campaign: Residents shall be encouraged to sign up for Alert LA County. Alert LA County is the mass notification system for emergency alerts, weather alerts, health notifications, building alerts, and other updates from County, state, and federal agencies. Reminders shall be sent out in the biannual mailers and emails, on the community website, in the workshops, and in the new resident package. 5. Trail signage: Signs shall be placed at the new trailhead to provide all users with information about how to safely use the trail and shall include restrictions on smoking and firearm usage. Signs shall be evaluated annually by the HOA to ensure proper maintenance.	Emergency alert campaign	Throughout project occupancy	HOA	County Fire Department
			Provide and maintain trail signage at new trailhead	Upon completion of new trail and evaluated annually	Project Applicant or Developer and/or HOA	County Department of Parks and Recreation
			Establishment of a fire safety committee, including coordination of the FMZ inspections; distribution of the educational program to project occupants; communication with the County Fire Department	Throughout project occupancy	Project Applicant or Developer and/or HOA	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		6. HOA fire safety committee: The HOA shall establish a fire safety committee, which shall include the owner and property manager(s) from the senior housing that is responsible for overseeing the maintenance of community-wide fire protection features. Residents will be able to report fire hazards or hazardous fuel conditions to the HOA committee for remediation. The committee shall be responsible for the coordination of the third party fuel modification zone (FMZ) inspections and the volunteer residential defensible space inspections. The committee shall also be responsible for the creation and distribution of the educational program for the Project. The committee shall serve as a communication link between LACoFD and the community. 7. Senior Housing Carpool Program: The Fire Safety Coordinator shall be responsible for creating a senior housing carpool program available for all residents on the Project site, including the senior affordable rental units. The program shall ensure that all seniors who are not able to safely evacuate on their own are accounted for and transported during an emergency evacuation.				
20.2	Wildfire	**MM-4.20-2**: *Alternative Materials and Methods*. Prior to the execution of any contract with a construction contractor, the Project Applicant/Developer shall ensure that the following requirements shall be placed on the construction contractor's contract specification: All residential structures shall be built using ignition-resistant materials pursuant to the most recent Los Angeles County (County) Fire and Building Codes (Chapter 7A, focusing on structure ignition resistance from flame impingement and flying embers in areas designated as high fire hazard areas). The following are additional ignition-resistant construction requirements, beyond existing code requirements: 1. The 16 residences included in the southeastern portion of the Project site (within Lot 5 of the Tentative Tract Map) adjacent to the off-site open space area shall include the following features for additional fire prevention, protection, and suppression (Figure 4.20-2, Fuel Modification Zones, of the Draft EIR): i. Windows on structures facing the open space areas shall include dual panes, with both panes tempered. ii. Exterior walls and doors shall be constructed to a standard of minimum 1-hour fire rated with one layer of 5/8-inch type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing, from the foundation to the roof, for all exterior walls of each building. iii. Exterior vents shall be ember-resistant (recommend BrandGuard, O'Hagin, or similar vents approved by LACoFD). iv. A solid 6-foot-tall wall shall be constructed of concrete masonry units between on-site structures and off-site open space. Proof of compliance shall be provided to the County prior to issuance of a certificate of occupancy for homes that require these additional fire prevention, protection, and suppression features.	Ensure requirements (for alternative materials and methods) on Construction Contractor's contract specification	Prior to the execution of any contract with a construction contractor	Project Applicant or Developer	County Fire Department
			Additional requirements for 16 residences within Lot 5 of the TTM	During construction of Lot 5 residences	Project Applicant or Developer and Construction Contractor	County Fire Department
			Proof of compliance	Prior to issuance of a certificate of occupancy for 16 residences within Lot 5 of TTM	Project Applicant/Construction Contractor	County Fire Department
20.3	Wildfire	**MM-4.20-3**: *Annual Fuel Modification Zone Inspection*. The Homeowners' Association (HOA) Covenants, Conditions, and Restrictions shall require annual fuel modification inspections to be conducted to confirm and document compliance with fuel modification maintenance requirements, as defined in the Los Angeles County Fire Department (LACoFD) approved fuel modification plan.	Annual fuel modification zone inspections to confirm and document compliance with fuel	Annually, to be submitted in May/June of each year	Project Applicant or Developer and HOA	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		The HOA shall obtain a fuel modification zone (FMZ) inspection and report in May/June of each year to document and certify that vegetation management activities throughout the Project site have been performed. If the FMZ areas are not compliant, the HOA shall have a specified period to correct any noted issues, and re-inspection shall be required to achieve the annual certification of compliance. Documentation of compliance shall be retained by the HOA and provided to LACoFD upon request.	modification maintenance requirements			
20.4	Wildfire	**MM-4.20-4**. *Construction Fire Prevention Plan*. Prior to the commencement of construction activities, the Project Applicant/Developer shall prepare a construction fire protection plan (FPP) that requires the training of construction personnel and provides details related to fire-suppression procedures and equipment to be used on-site during construction. The construction FPP shall be consistent with the requirements in California Building Code Chapter 33 and California Fire Code Chapter 33, shall be subject to review and approval of the Los Angeles County Fire Department (LACoFD), and shall include the following: ▪ Protocols for conducting mandatory Project-specific environmental awareness training for all on-site construction workers, including the requirement to conduct the training prior to any grubbing or ground disturbance, and requirements for ongoing training to occur prior to commencement of each phase of construction ▪ Requirements to conduct and document construction worker trainings, which shall include protocols for minimizing potential ignition activities, vegetation clearing, parking requirements/restrictions, equipment/vehicle idling restrictions, smoking restrictions, initial attack firefighting, proper use of gas-powered equipment and storage of flammable fuels, use of spark arrestors, fire reporting, and hot work restrictions ▪ LACoFD-approved construction work restrictions during red flag warnings and high to extreme fire danger days ▪ Specifications for access to adequate water supplies and/or water trucks to service construction activities ▪ Documentation of emergency contact information and protocols for on-site emergency response communication to on-site workers, coordination with local fire agencies, and reporting/documentation procedures for actions taken ▪ Designation of an on-site fire awareness coordinator with itemized description of their role and responsibility for ensuring compliance with the construction FPP, including demonstration of compliance with applicable plans and policies established by state and local agencies and documentation of completion of required construction worker trainings	Preparation and submittal of a construction fire prevention plan for County Fire Department review	Prior to the commencement of construction activities	Project Applicant or Developer	County Fire Department
			Implementation of construction fire prevention plan	During construction activities	Project Applicant or Developer and Construction Contractor	County Fire Department
20.5	Wildfire	**MM-4.20-5**. *Construction-Related Fire Prevention Measures.* Prior to the execution of any contract with a construction contractor and issuance of grading permits, the Project Applicant/Developer shall ensure that the following requirements shall be placed on the construction contractor's contract specification: ▪ All required fuel modification for each phase of construction activity shall be implemented prior to commencement of that phase and prior to combustible building materials being delivered to the site.	Inclusion of construction-related fire prevention measures within construction contractor's contract specifications	Prior to the execution of any contract with a construction contractor and issuance of grading permits	Project Applicant or Developer	County Fire Department
			Implementation of all required fuel modification	Prior to commencement of that phase and prior to combustible building materials being delivered to the site	Project Applicant or Developer	County Fire Department
			Improvements within the active development area shall be in place	Prior to bringing lumber to the Project site	Project Applicant or Developer	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		▪ Prior to bringing lumber onto the Project site, improvements within the active development area shall be in place, including utilities, operable fire hydrants, an approved, temporary roadway surface, and fuel modification zones (FMZs) established pursuant to the construction fire protection plan (FPP) and Los Angeles County Fire Department (LACoFD) requirements. ▪ All temporary construction power lines shall only be allowed in areas that have been cleared of combustible vegetation. ▪ All-new permanent power lines shall be installed underground for fire safety purposes.	Siting of temporary construction power line locations	During construction activities	Project Applicant or Developer and Construction Contractor	County Fire Department
			Installation of all new permanent power lines shall be underground	During construction activities	Project Applicant or Developer and Construction Contractor	County Fire Department
21	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Los Angeles County Department of Regional Planning

Table within MM-4.4-9: Impacts to SEA Resource Category Communities and Proposed Preservation for the Trails at Lyons Canyon Project Using APNs 2826-018-034, 2826-017-044, 2826-017-043, 2826-017-041, 2826-014-057, and 2826-014-067

SEA Resource Category	Total Impacts (acres)	Mitigation Requirement (acres)[a]	On-Site Preservation (acres)[b]	In-Kind Off-Site Preserved Acres Needed[c]	In-Kind Acres Provided by the Six Parcels[d]	Out-of-Kind Off-Site Preserved Acres Needed[e]	Out-of-Kind Acres Provided by the Six Parcels[f]	Total Preservation (acres)	Excess Acreage	Preservation to Impact Ratio: Required	Preservation to Impact Ratio: Provided
1	3.68	18.39	0.52	17.87	0	26.74	27.47	27.99	9.60	7.5:1	7.6:1
3	14.77	44.31	10.79	33.52	30.14[g]	5.07	24.77[h]	65.70	21.39	4.5:1	4.45:1
4[i]	32.40	64.80	115.78	0	383.01	NA	NA	498.79	433.99	3:1	15.4:1
5[j]	35.61	NA	16.24[k]	NA	NA	NA	NA	NA	NA	NA	NA

Notes: SEA = Significant Ecological Area; APN = Assessor's Parcel Number; NA = not applicable.

[a] This is determined by the impacts multiplied by the ratio of preservation required per the County of Los Angeles' SEA Implementation Guide (5:1 for Category 1, 3:1 for Category 3, and 2:1 for Category 4).

[b] Preserved in the Conservation Area established by the proposed MM-4.4-1.

[c] In-kind preservation within the Santa Susana Mountains/Simi Hills SEA, per proposed MM-4.4-2.

[d] APNs 2826-018-034, 2826-017-044, 2826-017-043, and 2826-017-041.

[e] Out-of-kind preservation within the Santa Susana Mountains/Simi Hills SEA is at 1.5:1 for same category (used for SEA Resources Category 1) and 1.25:1 for a higher category (used for SEA Resources Category 3), per proposed MM-4.4-2.

[f] Out-of-kind preservation of SEA Resource Category 1 (oak riparian forest).

[g] In the form of *Quercus agrifolia* Association.

[h] *Quercus agrifolia* Association preservation used for Project impacts to *Ericameria palmeri* Provisional Shrubland Alliance, *Eriodictyon crassifolium* Provisional Shrubland Alliance, *Nassella* [*Stipa*] spp. - *Melica* spp. Herbaceous Alliance, and *Rhus trilobata* - *Crataegus rivularis* - *Forestiera pubescens* Shrubland Alliance.

[i] For SEA Resource Category 4, preservation can be out-of-kind if the resource is of the same category.

[j] No preservation ratio is needed for SEA Resource Category 5, per se, only that the values that it supports (such as movement opportunities) are preserved.

[k] This would be transformed to a higher value SEA Resource Category if MM-4.4-2 is implemented.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-001195
CONDITIONAL USE PERMIT NO. RPPL2021003113
OAK TREE PERMIT NO. RPPL2021003070
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2021003105

PROJECT DESCRIPTION

Vesting Tentative Tract Map No. 83301 to create 37 lots on 233.49 gross acres, including 10 multi-family residential lots for the development of 510 dwelling units, including 462 for-sale units (with 24 affordable for-sale units) and 47 senior affordable rental units, and a manager's unit. The project also includes 16 open space lots, two lots for the recreation center in one building, seven debris basin lots, a water tank lot, and a lot for the water purveyor. This grant includes a Conditional Use Permit for density-controlled development, and for development within a Significant Ecological Area and Hillside Management Area, grading over 100,000 cubic yards, for townhouses in the A-2-1 and A-2-2 Zones, and for residential uses within the C-3-Development Program ("DP") Zone. This grant also includes an Oak Tree Permit for impacts to a total of 232 oak trees, and an Administrative Housing Permit for the long-term maintenance of 71 affordable for-sale and rental dwelling units, 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, 11 and 14. 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 and 65499.37 for subdivision projects, 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 Tract Map No. 83301 expires. Tentative map time extension(s) may be requested in writing and with the payment of the applicable fee prior to such expiration date. If the Tentative map is extended, then this grant is also extended. In the event a final map does not record, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

8. **Condition 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 or any other encumbrance on the property shall exempt the Permittee and/or property owner 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.

   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.

   Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an 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.

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 (Library Facilities Mitigation Fee) 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 your appeal period ends on August 11, 2025) by **August 18, 2025,** the Permittee shall remit processing fees at the Recorder'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 Cod. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the Permittee 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 plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

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

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 Environmental Impact Report 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. **Mitigation Monitoring 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 Regional 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 Chapter 22.238 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 Department of Public Works.** All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

18. **Exhibit "A."/Protected Tree Site Plan.** 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 Exhibit "A," or a Revised Exhibit "A", and Protected Tree Site Plan (dated September 23, 2024), approved by the Director of LA County Planning ("Director").

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.

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 – CONDITIONAL USE PERMIT ("CUP")

21. **Grant**. This grant authorizes a density-controlled development on the project site.

22. **Grant.** This grant authorizes development within a Hillside Management Area.

23. **Grant.** This grant authorizes development within a Significant Ecological Area.

24. **Grant.** The grant authorizes residential development in the C-3-DP Zone.

25. **Grant.** The grant authorizes two-family residential development in the C-3 and C-3-DP Zones.

26. **Grant.** This grant authorizes attached townhomes within the project site with up to seven attached units in each building.

27. **Grant.** This grant shall authorize total earthwork and grading totaling 2.845 million cubic yards, including the on-site Project components and the off-site adjacent parcel adjacent to The Old Road, which includes manufactured slopes. The grading would be balanced on-site, and as such, no import or export of soils is proposed.

PERMIT SPECIFIC CONDITIONS – OAK TREE PERMIT / SEA CUP

28. **Grant.** This grant authorizes the removal of two hundred sixty-five (265) trees of the Oak, Walnut, Cottonwood, Willow and Elderberry genus (*Quercus agrifolia, Quercus lobata, Quercus berberidifolia, Juglans californica, Populus fremontii, Salix laevigata, Salix lasiolepis and Sambucus cerulea*) identified as Tree Numbers 21, 23, 25, 28, 30, 32-34, 37, 40, 42-45, 54, 57, 63, 76-79, 81, 83, 85, 89, 91, 93, 95, 97, 105, 109, 113, 115, 122, 125, 132, 134, 137, 139-150, 152-154, 157-158, 161, 163-168, 171, 173, 175, 178-179, 181-182, 184-192, 194-200, 202-205, 207, 209, 211-213, 215-217, 220, 222, 225, 227, 229, 231, 233, 235-236,238, 240-242, 244-249, 251-252, 254-256, 258-260, 262-266, 268-271, 273-277, 279, 281,283, 287, 291, 293, 295-297, 299, 329, 339, 359, 361, 363, 365, 367, 369, 371, 373, 375,377, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 415,417-422, 425-430, 434-435, 438, 444-446, 449-451, 461-468, 471-472, 479, 481-484, 487-490, 492, 542-549, 551-553, 555-556, 558-559, 595-603, 607, 610-611, 614-619, 769, 788, 835, 846-

848, 855, 873, 875-877 and 881-883 as depicted on the Protected Tree Site Plan (dated September 24, 2025) and Protected Tree Report (dated April 2024). This grant allows encroachment within the protected zone of sixteen (16) trees of the Oak and Elderberry genus identified as Tree Numbers 69, 71, 74, 223, 285, 437, 448, 473-477, 480, 485-486 and 541 on the Permittee's site plan and Protected Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of a protected tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

29. **Mitigation.** The Permittee shall provide mitigation trees of the Oak, Walnut, Cottonwood, Willow and Elderberry genus at a rate of two to one (2:1) for each tree and ten to one (10:1) for heritage tree removed for a total of six hundred forty-two (642) trees plus one hundred thirty (130) debris basin impacted trees. The Permittee shall provide mitigation trees of the Oak and Elderberry genus at a rate of two to one (2:1) for any tree and ten to one (10:1) for heritage tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit.

30. **Mitigation**. The Permittee is subject to the conditions of approval in Exhibit D-4 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide).

31. **Mitigation.** Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base. Trees that are smaller in size may be used for restoration plantings, subject to the review and approval by LA County Planning and the County Forester.

32. **Mitigation**. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia, Quercus lobata, Quercus berberidifolia, Juglans californica, Populus fremontii, Salix laevigata, Salix lasiolepis and Sambucus cerulea* grown from a local seed source.

33. **Conditions.** The Permittee shall comply with all other conditions of approval for this grant as specified in Exhibit D-4 (Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide), including consulting with an arborist, and providing proof of this and other writing reporting to LA County Planning, also including the installation of temporary chain-link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining protected trees on site as necessary. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the protected tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

34. **Copies.** Copies of the Protected Tree Report, protected tree map, mitigation planting plan, and conditions of approval shall be kept on the project site and available for review during grading and construction.

PERMIT SPECIFIC CONDITIONS – ADMINISTRATIVE HOUSING PERMIT

35. **Administrative Housing Permit ("AHP").** The AHP includes 24 affordable for-sale units averaging 135 percent Area Median Income ("AMI") on Lot Nos. 2 through 9, and 47 affordable senior rental units to be set aside for very low-income households (50 percent AMI levels on Lot Nos. 10 and 11.

36. **Los Angeles County Development Authority ("LACDA").** The Permittee shall comply with LACDA's conditions of approval dated July 31, 2024, attached. (See Exhibit D-3).

37. **Grant.** The AHP authorizes two incentives, and six waivers as follows:

Incentives

A. An incentive to allow the applicability of a density-controlled development on the project site within the C-3-DP Zone.

B. An incentive to allow surface parking for the multifamily rental apartments to be located in the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) Zone as a principal use.

Waivers

A. A waiver to allow 48 multi-family apartment units within one building in the C-3-DP portion of the project site.

B. A waiver to allow a minimum of nine feet of building separation for Lot No. 6, reduced from a minimum of 10 feet.

C. A waiver to exceed the height limit in A-2-1 and A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area) Zones by three feet, allowing a maximum height limit of 38 feet for residential uses only.

D. A waiver to allow retaining wall heights exceeding six feet and up to a maximum of 17.5 feet within designated setback areas. Specifically, retaining privacy walls shall be a maximum of 8.5 feet, and the retaining wall along "B" Street, as labeled on the Exhibit "A", shall be a maximum height of 17.5 feet.

E. A waiver to allow retaining walls topped with non-view-obscuring fences in both cut and fill conditions.

F. A waiver to reduce the required rear-yard setback from 15 to 10 feet in the A-2-2 Zone for Lot Nos. 3 and 4.

PROJECT SITE-SPECIFIC CONDITIONS

38. **Vehicular Parking.** A minimum of 1,117 parking spaces (948 covered parking spaces and 169 uncovered parking spaces) shall be maintained within the development. If the number and/or type of dwelling units changes, and/or if there are changes to the recreation center, the number of required parking spaces may change accordingly, to the satisfaction of the Director, and as depicted on the approved Exhibit "A", given the following requirements:
    A. Two covered parking spaces per for-sale dwelling unit, and one uncovered or covered guest parking space for every four for-sale dwelling units,
    B. 0.5 covered or uncovered parking spaces for every senior apartment unit, and one uncovered or covered guest parking space for every eight senior apartment units, and
    C. One covered or uncovered parking space for every three occupants, and 10 parking spaces minimum, based on the maximum occupancy load for the recreation center.

    Additionally, all parking spaces shall be designed in compliance with applicable County Code requirements.

39. **Bicycle Parking**. A minimum of 161 bicycle parking spaces (30 short-term and 131 long-term spaces) shall be maintained within the development. If the number and/or type of dwelling units changes, and/or if there are changes to the recreation center, the number of required parking spaces may change accordingly, to the satisfaction of the Director, and as depicted on the approved Exhibit "A", given the following requirements:
    A. One short-term space for every 10 dwelling units and one long-term space for two dwelling units, which include attached for-sale units, townhomes (with five or more dwelling units), and multi-family residential apartments; and
    B. One short-term bicycle parking space and one long-term bicycle space for every 50 intended visitors, with a minimum of two short-term and long-term spaces, respectively, for the recreation center, which is considered an assembly use.

40. **Gates**. No gates for the public streets are proposed nor shall gates that block vehicular access be authorized. Gates that block vehicular access shall be prohibited throughout the development with the exception of a gate for the vehicular portion of the multi-purpose trail and private driveway and fire lane at the northeast entrance near The Old Road. Pedestrian access to the public trail shall remain ungated. Additionally, gates are permitted within private yard fencing.

41. **On-site Natural Open Space.** A minimum of 150.3 gross acres of natural open space shall be included on the Project Site (approximately 64.4 percent of the project site).

42. **On-site Improved Open Space.** A minimum of 28.2 gross acres (approximately 12.1 percent of the project site) shall be maintained as improved open space.

43. **On-site Tree Planting.** The Permittee shall be required to plant a total of 1,628 trees on the project site. This includes 856 ornamental trees (at least 303 of these shall be placed within front yard areas) and 772 native/mitigation replacement trees within the conservation and landscaped areas. The Permittee 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. 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.

44. **Oil Well.** Prior to development activities near the on-site abandoned oil well, the Permittee shall contact the California Department of Conservation Geological Energy Management Division ("CalGEM") for a review and recommendations. The abandoned oil well shall be subject to all requirements of CalGEM per their letter dated July 15, 2022. (See Exhibit D-5)

PRIOR TO RECORDATION OF A FINAL MAP

Affordable Housing

45. **Los Angeles County Development Authority ("LACDA").** The Permittee shall comply with LACDA's conditions of approval dated July 31, 2024, attached. (See Exhibit D-3).

46. Prior to final map recordation, the Permittee shall submit a housing exhibit for review and approval, specifying the location of the 24 for-sale affordable for-sale dwelling units, to LA County Planning for review and approval.

DP CUP

47. **Construction Phasing Plan.** Prior to final map recordation, the Permittee shall submit a phasing plan to LA County Planning for review and approval, including the sequence and time period for the demolition, grading, and construction of the improvements. The Construction Phasing Plan shall also specify the following regarding the project's affordable housing:

    A. Prior to the issuance of the 350th building permit, the Permittee shall provide LA County Planning and LACDA with proof that construction of the 48-unit senior affordable housing building (including the manager's unit) has commenced, to the satisfaction of the Director; and

    B. Prior to issuance of the 350th building permit, the Permittee shall provide LA County Planning and LACDA with proof that construction of a minimum of 18 (75 percent) of all affordable for-sale units has commenced, including a mix of attached and detached units evenly distributed throughout Lot Nos. 2 through 9, to the satisfaction of the Director.

Off-site Natural Open Space

Endowment agreement with the Mountains Recreation and Conservation Authority ("MRCA")

48. Prior to final map recordation, the Permittee shall place into escrow the following:
    A. Title of the off-site conservation area (also known as the "Tash properties", which include APNs: 2826-014-057, 2826-014-067, 2826-017-043, 2826-017-044, 2826-017-041, and 2826-018-034), and
    B. a one-million-dollar ($1,000,000) endowment for the MRCA to manage the off-site conservation area.
    C. Once conditions 48.A and 48.B (above) have been met, the Permittee shall provide LA County Planning with a copy of a written agreement with MRCA stating that the title is clear.
    D. The Permittee shall obtain a letter from MRCA once conditions 48. A - C have been met.

Grading

49. **Grading.** The Permittee shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director of LA County Planning ("Director").

Sensitive Hillside Design

50. **HMA Guidelines.** The Permittee shall comply with items noted on the attached HMA Design Guidelines and categories, including Site Planning, Grading and Facilities, Road Circulation, Building Design, and Landscaping. (See Exhibit D-6)

PRIOR TO ISSUANCE OF A GRADING PERMIT

51. **Landscaping Plan**. Prior to the issuance of the first grading permit, the Permittee shall prepare a Landscaping Plan for the areas maintained by the Homeowners' Association ("HOA"), including improved open space and tree planting, and submit the Landscaping Plan to the Director for review and approval. This landscaping plan shall not conflict with the previously approved tree planting plan.

Natural Open Space / On and Off-site Conservation Areas

On-site Conservation Easement Area

52. Prior to the issuance of a grading permit, the Permittee shall provide proof of recordation of a conservation easement, as defined by California Civil Code Section 815.1, that permanently preserves 144.4 gross acres of open space within the Project boundaries (approximately 61.8 percent of the project site) for long-term conservation and management as a natural conservation area.

Off-site Conservation Easement Area

53. Prior to the issuance of a grading permit, the Permittee shall demonstrate recordation of a conservation easement, as defined by California Civil Code Section 815.1, that permanently preserves 466.7 gross acres of open space for long-term conservation and management as a natural conservation area.

AFTER ISSUANCE OF A GRADING PERMIT

Off-site Natural Open Space

Endowment agreement with the Mountains Recreation and Conservation Authority ("MRCA")

54. Once a grading permit has been issued, the Permittee shall ensure that the escrow release (1) title to the Tash off-site properties so that they are successfully transferred to the MRCA and (2) the $1,000,000 endowment to MRCA.

55. After Condition 54 is complete, the Permittee shall obtain a letter from MRCA confirming that they are now the conservation easement holder.

56. If the Permittee can demonstrate to the Director's satisfaction that the MRCA has not cooperated in good faith with the Permittee in either accepting fee title to the Tash off-site properties/off-site conservation area, or in establishing the one-million-dollar endowment all related conditions: Conditions 48, 54, and 55 (above) shall be void.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

Affordable Housing Phasing

57. Prior to the issuance of the 350th building permit, the Permittee shall provide LA County Planning and LACDA with proof that construction of the 48-unit senior affordable housing building (including the manager's unit) has commenced, to the satisfaction of the Director.

58. Prior to issuance of the 350th building permit, the Permittee shall provide LA County Planning and LACDA with proof that construction of a minimum of 18 (75 percent) of all affordable for-sale units has commenced, including a mix of attached and detached units evenly distributed throughout Lot Nos. 2 through 9, to the satisfaction of the Director.

Voluntary Agreement for Fire Equipment

59. As voluntarily agreed to by the permittee and to the satisfaction of Fire, the permittee will provide two million dollars ($2,000,000) towards the purchase of fire engines upon the issuance of the 128th building permit. Payment shall be made within five (5) business days of issuance of the 128th building permit. Issuance of the 129th building permit shall be conditioned on the receipt of payment.

Attachments:

Exhibit D-1 Subdivision Committee Report (pages 1 - 26)

Exhibit D-2 MMRP (pages 1 - 42)

Exhibit D-3 LACDA Approval Letter

Exhibit D-4 Protected Tree Permit Approval; Oak Tree Care and Maintenance Guide

Exhibit D-5 CalGEM letter dated July 15, 2022

Exhibit D-6 Permittee's HMA Sensitive Design Guidelines Checklist

LOS ANGELES COUNTY PUBLIC WORKS Page 1/3
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 83301 (Rev.) TENTATIVE MAP DATED 09-23-2024
EXHIBIT "A" DATED 09-23-2024

The following report consisting of _14_ pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. If applicable, quitclaim or relocate easements running through proposed structures.

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

9. Place standard condominium notes on the final map to the satisfaction of Public Works.

10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.

11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.

12. 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.

13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

14. 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."

15. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., 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. 83301-01, the second unit, Tract No. 83301-02, and so forth (or a modified unit map recording sequence approved by Public Works) and the last unit, Tract No. 83301.

18. The street frontage requirement for lot Nos. 10, 14, 15, 20-27, 29-31, and 33-35 needs to be waived by the Advisory Agency.

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

20. 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.

21. 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.

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

23. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz Phone (626) 458-4921 Date 10-15-2024

JSH

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

TRACT NO.: 83301

TENTATIVE MAP DATE: 09/23/2024
EXHIBIT MAP DATE: 09/23/2024

HYDROLOGY UNIT CONDITIONS OF APPROVAL
Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 10/07/2024, or the latest revision, to the satisfaction of the Department of Public Works.

2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Wildlife.

3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.

4. Obtain approval or letter of non-jurisdictional from the Army Corps of Engineers.

5. 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.

6. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

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

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.

Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/ldd/web/forms.aspx
2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.

Prior to Improvement Acceptance for Public Maintenance:

1. Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7125, should be contacted to obtain required procedures.

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

Review by: _____ Date: 10/15/2024 Phone: (626) 458-4921
CHRISTIAN ASCENCIO

PCA LX001129/A863
EPIC LA RPPL2021003061
EPIC LA ESTU2021000162

Telephone: (626) 458-4925

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	83301	**Tentative Map Dated**	**09/23/2024 (Tentative/Exhibit A)**
Grading By Subdivider? [Y] (Y or N)	2,600,000 yd^3	**Location**	Lyons Canyon
Geologist	R.T. Frankian	**Subdivider**	NUWI-LYONS CANYON, LLC
Soils Engineer	R.T. Frankian	**Engineer/Arch.**	Alliance Land Planning & Engineering

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated: 02/22/2024, 09/15/2023, 7/27/21, 03/19/21
References:

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

PRIOR TO FILING THE FINAL LAND DIVISION MAP THE FOLLOWING CONDITIONS MUST BE FULFILLED:

G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports.* The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

G2. A grading plan must be geotechnically approved by 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.

S2. At the rough grading stage, provide data from the recommended settlement monitoring program to verify that settlements will comply with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
PER THE SOILS ENGINEER:

A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
B. EXPANSION INDEX OF NEAR-SURFACE CERTIFIED ENGINEERED FILL ON BUILDING LOTS SHOULD BE EVALUATED AT THE COMPLETION OF GRADING.
C. THE SOILS REPORT DATED 3/19/21 INDICATES THERE MAY BE ENVIRONMENTAL CONCERNS REGARDING THE PRESENCE OF OILS WELLS.
D. FOR SECTION G-G' OF THE REPORT DATED 7/27/21, THE BEDDING PLANE THAT MEETS COUNTY FACTOR OF SAFETY REQUIREMENTS IS AT A DEPTH OF 15 FEET BELOW THE PROPOSED RETAINING WALL.
E. FOR SECTION G-G' OF THE REPORT DATED 7/27/21, A PROPOSED PILE RETAINING WALL IS RECOMMENDED. PILES MUST BE SUFFICIENTLY STIFF TO PROVIDE RESISTANCE OF 10 KIPS PER FOOT OF WALL AT THE MID-HEIGHT OF THE PROPOSED RETAINING WALL.

Prepared by

George Molina
Soils Section

Matthew Cruz
Geology Section

Date 10/03/2024

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.

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:

1 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.

e. Records shows that the site has oil well or more or is within 300 feet of an existing oil well. The applicant is responsible to locate the exact location of all oil wells within the site, contact CalGEM (DOGGR) and/or EPD to comply with all their instructions and requirements. The applicant is responsible for any changes that may be required to the tentative and Exhibit maps, CUP, and Exhibit A due to unforeseen instruction from DOGGR and/or EPD.

f. A Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

2. Record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. 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, LID devices, 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.

4. Dedicate slope and access easements on lots 14, 22, and 24 for the benefit of the adjacent property for secondary access (ingress and egress) to be consistent with the 8-26-2024 conceptually approved access road exhibit.

5. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing flows from off-site and cross-lot drainage.

PC

Name Patricia Constanza Date 10/08/2024 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBILC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 83301(Rev)

TENTATIVE MAP DATED 09-23-2024
EXHIBIT "A" MAP DATED 09-23-2024

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

1. Dedicate right of way to achieve the ultimate 40 feet from the centerline of the Old Road, which shall be the latest inter-engineering committee (I.E.C.) approved alignment on the Old Road per C.S.B. 5037.

2. Obtain offsite easement for any proposed grading within existing right of way on The Old Road if the proposed acquisition of the county property is not completed prior to Final map.

3. Prior to Final Map recordation, provide slope and access easements on lots 14, 22, and 24 for the benefit of the adjacent property for secondary access (ingress and egress) to be consistent with the 8-26-2024 conceptually approved access road exhibit.

4. Dedicate right of way to conform to the proposed public Streets "A" and "B" typical sections shown on the tentative map (64-foot right of way). Permission is granted to allow the modified street right of way of 57 feet on single loaded sections of "A" and "B" streets.

5. The minimum centerline radius is 350 feet on Street "A" and "B".

6. Construct curb, gutter, base, pavement, full-width sidewalk on The Old Road. The new top of curb shall be 32 feet from the centerline. In addition, if necessary, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements.

7. Construct off-site transition pavement using 65 MPH design speed on the Old Road.

8. Construct curb, gutter, base, pavement, and sidewalk on "A" and "B" Streets. Permission is granted to reduce parkway width to 5 feet along the single loaded sections of said streets, which only require curb and gutter.

9. 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.

10. Construct driveways and provide intersection sight distance for 65 MPH design speed along The Old Road and from "A" and "B" streets.

11. Provide air space easement if necessary. All air space easements shall be depicted on street, grading and landscaping plans. Use design speed of 35 mph for "A" and "B" streets.

12. Construct standard "knuckle".

13. Plant street trees on The Old Road, "A" and "B" streets. Provide irrigation for said trees.

14. Comply with street lighting conditions as stated in the attached letter dated September 26, 2024 from Public Works Traffic Safety and Mobility (TSM) Division. Reserve easement for maintenance if required.

15. Comply with all mitigations as stated in the approved Traffic Impact Analysis and TSM letter dated January 17, 2024.

16. Provide detailed (scale 1" = 40') signing and striping plans for all multi-lane streets, private drives in the vicinity of this project and at any other offsite location if required to mitigate any traffic impact per TSM letter dated January 17, 0224.

17. Signing and striping plans, traffic signal plans (, and cost estimates are required for every offsite roadway/intersection that requires some form of mitigation. These plans must be submitted to Traffic Safety and Mobility (TSM) Division for review and approval prior to final map recordation.

18. Underground all 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. Contact Land Development Division at (626) 458-3129 for locations of any above ground utility structures in the parkway.

19. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

20. Prior to Building permit issuance, pay the fees established by the Board of Supervisors for the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in

effect at the time of permit issuance. The current applicable fee is $2,700 per factored unit and is subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels/property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.

Prepared by Sam Richards Phone (626) 458-4921 Date: 10-08-2024

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS NOT REQUIRED. SEE BELOW FOR FURTHER DETAILS.

Project is 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 streets and highways within and along the property frontage of the Project.

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 or parcel map waiver, 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 phasing of the project is approved, each phase of the project shall be subject to the conditions for each individual phase.

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

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

7. Annexation is not required.

TRANSFER REQUIREMENTS

8. 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.

9. 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 jocampos@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.

10. 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.

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

Prepared by: Jonathan Campos Phone: (626) 300-4767

DATE: 09-26-2024

LAND DEVELOPMENT DIVISION
SEWER UNIT

TRACT NO: 83301 **TENTATIVE MAP DATED 09-23-24**
EXHIBIT "A" MAP DATED 09-23-24

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

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

2. A sewer area study for the proposed subdivision (PC12582AS, dated 11-17-2022) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study.No additional mitigation measures are required. 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. Outlet approval from the City of Santa Clarita is required.

3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.

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

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

Prepared by P.R. Pedro Romero Phone (626) 458-4957 Date 10-15-2024
TR83301R10.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT MAP NO. 83301(Rev)

TENTATIVE MAP DATED 09-23-2024
EXHIBIT "A" MAP DATED 09-23-2024

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. The applicant shall comply with the requirements as stipulated by the Santa Clarita Valley Water Agency Project Water Availability Form dated May 28, 2024 to the satisfaction of Public Works. It shall be sole responsibility of the applicant to renew the aforementioned form upon expiration date and abide by all requirements of the water purveyor.

3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

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

5. Submit landscape and water efficient plans for each multi-family/open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Sam Richards Phone (626) 458-4921 Date 10-08-2024

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:	RPPL2021003061	PROJECT NUMBER:	TR 83301
CITY/COMMUNITY:	Stevenson Ranch	STATUS:	Cleared
PROJECT ADDRESS:	Lyons Canyon	DATE:	11/12/2024

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 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.
3. A common access agreement is required for the private driveway since multiple units are sharing the same access. Submit a copy of Covenant, Conditions and Restrictions (CC&R) document to the Fire Department's Land Development Unit for review and acceptance prior to Final Map clearance. Submittal shall be perform through EPIC-LA in the project's Final Map plan number.
4. 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.
5. 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–Water Plan & System Review.
6. The Developer Agreement between the Fire Department and the applicant shall be submitted, reviewed and approved by the Fire Department prior to the Department's review and approval of the Final Map.
7. The project site shall remain in compliance with all applicable Fire Department codes, ordinances, and regulations. Access shall comply with Section 503 of the Fire Code, which requires “all weather” access. All weather access may require paving.
8. Vehicular access is required to be provides and maintained serviceable throughout construction to all fire hydrants.
9. All on-site Fire Apparatus Access Roads shall be labeled as “Private Driveway and Fire Lane” on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction in accordance with Fire Code Section 501.4.
10. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
11. Single Family Detached: Provide a minimum unobstructed width of 20 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 required 20-foot-wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26-foot width shall be maintained for a minimum of 25 feet on each side of the hydrant location. Fire Code 503.1.1 & 503.2.1
12. Multi-Family & Recreation Building: For buildings where the vertical distance between the access roadway and the highest roof surface does 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

Reviewed by:

wall, or the top of parapet walls, whichever is greater. Fire Code 503.1., 503.2.1.2 & 503.2.1.2.1

13. Building 1 in Lot 10 shall be in compliance with Fire Code Sections 503.2.1.2.2 & 503.2.1.2.2.1.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. Fire Code 503.1.1; 503.2.1.2; 503.2.1.2.2 & 503.2.1.2.2.1
14. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced to provide all-weather driving capabilities. Fire Code 503.2.3
15. Dead-end Fire Apparatus Access Roads more than 150 feet in length shall be provided with an approved Fire Department turnaround. Refer to Figure 503.2.5 (1) and Figure 503.2.5(2) in Chapter 5 of the Fire Code. The turnaround shall be orientated on the access roadway in the proper direction of travel. Fire Code 503.2.5
16. The Fire Apparatus Access Roads shall be provided with a minimum of a 32-foot centerline turning radius. Fire Code 503.2.4
17. Fire Apparatus Access Roads shall not exceed 15 percent in grade. Exception: For a Fire Apparatus Access Road serving no more than two single-family dwellings, grades shall not exceed 20 percent when approved by the fire code official. Grades between 15.1 percent and 20 percent shall not exceed a maximum cumulative total of 500 as measured over the entire length of the access roadway. Fire Code 503.2.7
18. Provide approved signs or other approved notices or markings that include the words “NO PARKING - FIRE LANE” shall be provided for Fire Apparatus Access Roads. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
19. The angles of approach and departure for Fire Apparatus Access Roads shall be within the limits established by the fire code official based on the Fire Department’s apparatus. Fire Code 503.2.8
20. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 42 inches from the top of the parapet to the roof surface on more than two sides. These sides should face an access roadway or yard sufficient to accommodate ladder operations. Fire Code 504.5
21. A minimum 5-foot-wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
22. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
23. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
24. 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.
25. 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 1 hour 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.
26. Multi-Family & Recreation Building: the required fire flow for the public fire hydrants for this project is 2500 GPM at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. 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 Fire Code 507.3 & Appendix B105.1.
27. Install 34 public fire hydrant as noted by the Fire Department on the Revised Exhibit A with Fire Department review date of 10/02/2024. 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

Reviewed by:

AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4

28. The required fire flow for a single private on-site fire hydrant is 1250 GPM @ 20 psi residual pressure for 2 hours. One (1) on-site fire may be used to achieve the required fire flow. Fire Code 106.1
29. Install one (1) private on-site fire hydrant as noted by the Fire Department on the Revised Exhibit A with Fire Department review date 10/02/2024. All required private fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
30. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A "Fuel Modification Plan" shall be submitted to the Fuel Modification for review by the Fuel Modification Unit prior to the issuance of the building permit. Please contact the Department's Fuel Modification Unit for details. The Fuel Modification Plan Review Unit is located at 605 North Angeleno Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205 or visit https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/
31. The property is located within the State Responsible Area and shall be incompliance with State of California requirements for building in the in the Fire Hazard Severity Zone.

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 # **83301** DRP Map Date: **09/23/2024** SCM Date: Report Date: **10/03/2024**
Park Planning Area # **35A** CSD: Map Type: **Tentative Map - Tract**

Total Units **462** = Proposed Units **462** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	**4.03**
IN-LIEU FEES:	**$1,756,218**

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 payment of $1,756,218 in lieu fees.

Trails:
See also attached Trail Report

Comments:

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

SD-5
October 03, 2024

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **83301** DRP Map Date: **09/23/2024** SCM Date: Report Date: **10/03/2024**
Park Planning Area # **35A** 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 **462** = Proposed Units **462** + Exempt Units **0**

Park Planning Area = **35A**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.31**	**0.0030**	**253**	**2.51**
M.F. < 5 Units	**2.16**	**0.0030**	**0**	**0.00**
M.F. >= 5 Units	**2.42**	**0.0030**	**209**	**1.52**
Mobile Units	**2.57**	**0.0030**	**0**	**0.00**
Exempt Units			**0**	**0.00**
TOTAL			**462**	**4.03**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	4.03	$435,826	**$1,756,218**

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**
4.03	0.00	4.03	$435,826	**$1,756,218**

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

Norma E. García-González, Director | Alina Bokde, Chief Deputy Director

July 15, 2024

TO: Erica Aguirre, Senior Regional Planner
Department of Regional Planning
Land Divisions Section

FROM: Michelle O'Connor, Trails Section Head
Department of Parks and Recreation
Planning Division

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR VESTING TENTATIVE TRACT MAP (VTTM) NO. 83301**

The Department of Parks and Recreation (DPR) has completed the trail review of VTTM No. 83301 received by Regional Planning on July 3, 2024. The proposed "Lyons Canyon Trail" alignments, as shown on subject tract map within open space lots 23, 25, and 26, and are approved.

DPR is requiring the Subdivider to dedicate twenty-foot (20') wide multi-use trail easement over existing trails, grading segments of trails, install lodgepole fencing, and trail signage, as outlined below within the Trail Conditions of Map Approval.

Trail Conditions of Map Approval:

1. Dedicate a twenty-foot (20') wide multi-use trail easement over existing natural soil surface trails, as shown denoted as "X" on sheet 1 and sheet 2 of 5 within open space lots 23, 25, and 26.

2. Install DPR-approved trail access signs, wayfinding and intersection signs, and entering/leaving County trail signs, where appropriate, utilizing the County of Los Angeles Trail Signage Handbook for guidance with oversight from DPR Trail Planner.

3. The required multi-use trail easements shall be recorded on Final Map.

4. Trail Warranty Period: Upon recordation and DPR approval of the Lyons Canyon Trail alignments, the Subdivider is responsible to maintain for a minimum 12-month period or until a Landscape Maintenance District or comparable entity has been established, that will be responsible for the on-going maintenance.

5. Full public access shall be provided in perpetuity for the multi-use trail, which shall accommodate hiking, mountain biking, and equestrian use.

6. Trail easement dedication(s) must be outside the public road right-of-way unless approved by the Department of Public Works, Traffic and Lighting Division.

7. Subdivider shall include DPR in the transmittal of the project grading plan to the Department of Public Works. The project grading plan, including the trail grading information, shall be submitted simultaneously to DPR for review and approval. The trail grading information shall conform to the County of Los Angeles Trails Manual (Trails Manual), any applicable County codes, including, but not limited to the following:

    - Cross slope gradients on natural soil not to exceed four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty feet (50').

    - Cross slope gradients above four percent (4%) on paved surfaces, such as roadway trail crossings must be evaluated by the DPR.

    - Typical trail section and details to include:
        - Width and name of trail
        - Longitudinal (running) gradients
        - Cross slope gradients

    - Appropriate trail retaining walls as needed.

    - Rural style lodgepole fencing is required on segments of trails to promote safety, to delineate the trail and keep trail users within the authorized trail alignment (see condition No. 9 for fencing specifications and installation instructions).

8. After project trail grading plan approvals, the Subdivider shall:

    - Provide DPR a preliminary trail construction schedule, showing milestones for completing segment(s) of trail not up to DPR standards.

    - Stake/flag the centerline of the proposed trail alignment(s) and then schedule a site meeting with the Trail Planner for trail inspection and approval, prior to grading.

        - Contact Trail Planner if construction is not completed within ninety (90) days of staking/flagging, as trail staking/flagging is only valid for up to a ninety (90) day span.

9. Construction of trail and installation of lodgepole fencing:

   - Trail: Where appropriate, grade and clear a variable-width six-foot (6') to ten-foot (10') foot wide Natural Trail 1 over existing trails by ten-foot (10') height within the twenty-foot (20') wide dedicated easement. in a manner consistent with construction guidelines, as shown within Section 4.0 Trail Design of the County of Los Angeles Trails Manual. For reference purposes the Trails Manual is available at http://trails.lacounty.gov/library.

     - Subdivider must utilize a professional trail contractor with Professional Trail Builders Association membership or contractor familiar with trail construction best practices and be approved by the DPR, prior to **any** trail construction activities.

     - Deviation from the proposed regional trail alignment as shown on map may be permitted in consultation with DPR due to unforeseen obstacles, which include but are not limited to, for reduction of trail grade, increase trail width, and/or to provide a safe trail passing area.

   - Out-slope of trail tread is 2% to 4% with trail running grade at 5%, or up to 8% for <100' or 12% for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by the DPR. See Section 4: "Trail Design," for trail construction guidelines and/or contact Trails Section Planner.

   - Lodgepole Fencing: Pine posts treated with Alkaline Copper Quaternary (ACQ) wood preservative. Vertical posts are seven feet (7') in length by seven-inch (7") diameter. The posts have two (2) holes at eighteen inches (18") on center and top rail is six inches (6") from post top to the centerline of rail hole. The rails are also ACQ treated, and they are eight feet (8') in length by four and one-half inches (4½") in diameter with two and one/half (2½") diameter beveled ends. The posts are installed fifty-four inches (42") above grade and thirty inches (30") below grade. Posts are set-in three-quarter inch (¾") aggregate base layer at eighteen inches (18") deep with four inches (4") of compacted earth as top layer.

10. Notify the Trail Planner within five (5) business days of trail construction completion, including installation of trail signage for a Final Trail Inspection (Inspection). The Inspection is required to obtain the DPR approval and ensure the trail conditions of approval have been fully satisfied and follow the trail construction guidelines within the Trails Manual. Any portions of the constructed trail, lodgepole fencing and trail signage not approved, shall be corrected, and brought into compliance within thirty (30) calendar days. The Subdivider shall then contact the DPR to schedule another site Inspection.

11. Prior to the DPR's final acceptance of the "Lyons Canyon Trail" alignments the Subdivider shall:

    - Submit a letter to the DPR Trail Planner requesting acceptance of the dedicated trails. Within 30 days the DPR will then issue a trail acceptance letter.

12. After final trail acceptance, the DPR is responsible to maintain the multi-use trail easement area with estimated 5,950 linear feet of trail, including trail signage, unless an agreement has been satisfied between parties for a Maintenance District or another comparable entity to maintain said trails in perpetuity.

For any questions or concerns, please contact Trail Planner, Robert Ettleman by email at rettleman@parks.lacounty.gov.

MO:RLE:ev

c: NUWI LYONS CANYON, LLC (J. Frankel)
United Civil, Inc. (M. Sawyer)
Parks and Recreation (S. Woods, L. Quach, S. Mathai, R. Ettleman)

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

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

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October 08, 2024

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Erica Aguirre

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

SUBJECT: LAND DIVISION-TENTATIVE MAP - TRACT
CASE: RPPL2021003061
PROJECT: TR 83301
APN: 2826-022-027

Thank you for the opportunity to review the application and land division request for the subject property. The applicant requests to subdivide 233.49 gross acres to develop 37 lots including 510 dwelling units, a recreational center, and trails with the unincorporated community of Santa Clarita Valley.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.

☐ Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval:

1. Drinking Water Program: Potable Water

1.1 The applicant provided a conditional water availability letter from Santa Clarita Valley Water Agency dated and signed by an agency representative on May 28, 2024.

1.2 Public Health will require a "Will Serve" letter at the Final Map stage.

For questions regarding drinking water, please contact Bharat Dungrani, Drinking Water Program at (626) 430-5420 or bdungrani@ph.lacounty.gov.

2. Onsite Wastewater Treatment Program: Wastewater

2.1 The applicant provided a wastewater "Will Serve" letter from Los Angeles County Sanitation Districts dated January 26, 2024.

For questions regarding wastewater, please contact Tigran Khachatryan, Land Use Program, at (626) 430-5380 or tkhachatryan@ph.lacounty.gov

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed project.

3.1 Noise

3.1.1 The applicant shall abide by the requirements contained in Title 12, Section 12.08. Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). The sections in Title 12 that apply to this project include but are not limited to: 12.08.390 Exterior Noise Standards, 12.08.440 Construction Noise and 12.08.530 Residential Air-Conditioning.

12.08.440 Construction Noise

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 Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of 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:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. and all-day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

3.2 Air Quality Recommendation

3.2.1 During grading or excavation activities if applicable, application of dust control measures to minimize fugitive dust is recommended. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides, which can cause Coccidioidomycosis (Valley Fever). Adhere to all applicable rules and regulations including the Air Quality Management District regulations.

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Environmental Hygiene Program at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_APN-2826-022-027_RPPL2021003061_10.08.2024.

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. PRJ2021-001195
VESTING TENTATIVE TRACT MAP NO. 83301 (RPPL2021003061)
CONDITIONAL USE PERMIT NO. RPPL2021003113
OAK TREE PERMIT NO. RPPL2021003070
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2021003105
ENVIRONMENTAL ASSESSMENT NO. RPPL2021003071

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of $6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Regional Planning Commission will be on the project as well as the mitigation measures.

Applicant : _____ Date: 7.8.2025

Adam Browning, NUWI

Staff: Erica J. Aguirre _____ Date: 7.16.2025

Erica. G. Aguirre, Principal Planner

4 Mitigation Monitoring and Reporting Program

Public Resources Code Section 21081.6(a)(1) requires a Lead Agency that approves or carries out a project, where an environmental impact report has identified significant environmental effects, to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment."

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Trails at Lyons Canyon Project (Project), as set forth in the Final Environmental Impact Report (Final EIR). The County of Los Angeles (County) is the Lead Agency that must adopt the MMRP for future development under the Project. The MMRP will be kept on file with the Los Angeles County Department of Regional Planning, 320 West Temple Street, 13th Floor, Los Angeles, California, 90012.

The MMRP table presented below, which constitutes the monitoring and reporting program, lists all mitigation measures that are contained in the Final EIR. For each listed mitigation measure, the table identifies the following:

- EIR section title (Environmental Factor) where the mitigation measure is contained;
- Mitigation measure number and content;
- Actions required to comply with the mitigation measure;
- Timing of implementation/monitoring for the mitigation measure;
- Responsible agency or party responsible for implementing/reporting; and
- Monitoring agency or party responsible for verifying compliance

Figure 4.13-3, Area of Lot 22 in Which Construction Noise Mitigation is Required, and Figure 4.20-2, Fuel Modification Zones, as referenced in Mitigation Measure (MM)-4.13-1, Simultaneous Equipment Operation Limit for Portion of Lot 22, and MM-4.20-2, Alternative Materials and Methods, respectively, are included at the end of this MMRP.

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#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	**MM-4.1-1**: *Visual Shielding Plan.* Prior to the issuance of a grading permit, the Applicant/Developer shall prepare a Visual Shielding Plan (Plan) to improve the overall aesthetic quality of construction areas. Plan requirements shall include the following: 1. Designated Staging Areas: The Plan shall require the establishment of one or more designated staging area(s) intended for the storage of construction equipment and vehicles, stockpiles, waste bins, and other construction-related materials during Project construction. The designated staging area(s) shall be located within the grading area on the northern portion of the Project site, strategically placed away from publicly-maintained trails and open-space areas to the south. Upon completion of construction activities for the day, all equipment shall be consolidated in the designated staging area(s) and any equipment or machinery not in use for a period of three of more months shall be removed from the Project site. 2. Visual Shielding: To address potential aesthetic impacts from construction equipment and activities, the Plan shall require establishment of visual shielding in the form of temporary, opaque fencing and/or cloth screening along the Project-site boundary fronting The Old Road as well as in the vicinity of the Taylor Trailhead and where the western leg of the Taylor Trail intersects with the Project site. Temporary, opaque fencing and/or cloth screening shall also be installed around the designated construction staging areas(s). The color palette of temporary fencing and/or cloth screening shall be restricted to neutral earth tones (e.g., shades of brown, green, gray, or beige). 3. Project Site Cleanliness/Management: All construction-related equipment and materials on the Project site shall be maintained in a clean and organized manner. 4. Monitoring**:** Monthly inspections shall be conducted to assess the effectiveness of the Plan. Any failed or poorly-performing visual shielding (e.g., damaged fencing and/or cloth screening) shall be replaced or repaired as soon as possible. The Plan shall be reviewed and approved by the County to ensure compliance with this mitigation measure. Visual shielding and establishment of designated staging areas shall commence prior to grading or soil disturbance activities and shall be maintained throughout the construction period and until the site is permanently stabilized and/or developed.	Preparation of a Visual Shielding Plan and submittal to County of Los Angeles for review and approval	Prior to issuance of grading permit	Project Applicant or Developer	County Department of Regional Planning
			Implementation of visual shielding and establishment of designated staging areas	Prior to grading or soil disturbance activities and maintained throughout construction period, and until the site is permanently stabilized and/or developed	Project Applicant or Developer	County Department of Regional Planning
2.1	Agriculture/Forest	NA	NA	NA	NA	NA
3.1	Air Quality	**MM-4.3-1:** *Construction Equipment.* Heavy-duty diesel-powered construction equipment greater than 50 horsepower shall be equipped with California Air Resources Board (CARB)-certified Tier 4 Final or better diesel engines. The County shall verify and approve all pieces within the construction fleet that would not meet Tier 4 Final standards. Equipment engines must be maintained in good condition and in proper tune as per manufacturer's specifications. During construction activities, the contractor shall, at a minimum, electrify or use alternative fuels (non-diesel) for the operation of all equipment less than 50 horsepower (welders). In addition, electricity use during the construction activities shall come from the existing electric grid instead of a diesel generator. If a generator is necessary for the completion of construction activities, a non-diesel generator shall be used.	Use Tier 4 Final or better diesel engines for construction equipment over 50 horsepower	During construction activities	Construction Contractor	County Department of Regional Planning
			The County shall verify and approve all pieces within the construction fleet that would not meet Tier 4 Final standards.	During construction activities	Construction Contractor and County Department of Regional Planning	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	**MM-4.4-1:** *On-Site Habitat Preservation*. Prior to final map recordation, the on-site conservation easement area shall be designated on the final map. Additionally, a letter of intent shall be obtained from the Conservation Easement holder. Prior to the issuance of a grading permit, the Applicant shall demonstrate recordation of a conservation easement, as defined by California Civil Code Section 815.1, that permanently preserves 144.43 acres of open space within the Project boundaries for long-term conservation and management as a natural conservation area ("Conservation Area"). The following table documents the vegetation communities that would be preserved. The Conservation Area provides sufficient preservation for Project-related impacts to vegetation communities within Resource Categories 4 and 5 of the Significant Ecological Area Ordinance Implementation Guide.	A letter of intent shall be obtained from the Conservation Easement holder.	Prior to final map recordation	Project Applicant or Developer	County Department of Regional Planning
			The on-site conservation easement area shall be designated as such on the final map.	Prior to final map recordation	Project Applicant or Developer	County Department of Regional Planning
			Recordation of a conservation easement	Prior to the issuance of a grading permit	Project Applicant or Developer	County Department of Regional Planning
			Preparation, submittal, and approval of a Conservation Management Plan	Prior to issuance of a grading permit	Project Applicant or Developer	County Department of Regional Planning
			Conservation Easement holder review	Prior to issuance of grading activities	Project Applicant or Developer	County Department of Regional Planning and Conservation Easement Holder

Vegetation Communities Preserved on the Project Site

Alliance	Unimpacted Acres (Open Space)	Preserved via Conservation Easement
SEA Resource Category 1		
Baccharis salicifolia Shrubland	0.52	0.52
Salix gooddingii–Salix laevigata Forest and Woodland	0	0.0
Sub-Total	*0.52*	*0.52*
SEA Resource Category 3		
Ericameria palmeri Provisional Shrubland	0	0
Eriodictyon crassifolium Provisional Shrubland	0.41	0.41
Juglans californica Forest and Woodland	0.09	0.09
Nassella (*Stipa*) spp.–*Melica* spp. Herbaceous	0	0
Quercus agrifolia Forest and Woodland	10.64	10.28
Rhus trilobata–Crataegus rivularis–Forestiera pubescens Shrubland	0.01	0.01
Sub-Total	*11.15*	*10.79*
SEA Resource Category 4		
Adenostoma fasciculatum Shrubland	69.77	64.68
Adenostoma fasciculatum Shrubland–Disturbed	9.73	9.73
Artemisia californica–Salvia leucophylla Shrubland	28.01	28.01
Artemisia californica–Salvia leucophylla Shrubland–Disturbed	10.66	10.66
Avena spp.–*Bromus* spp. Herbaceous Semi-natural	2.62	2.62
Distichlis spicata Herbaceous	0.07	0.07

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

Eriogonum davidsonii/Croton setiger Grassland	0	0
Eriogonum fasciculatum Shrubland	0	0
Sub-Total	*120.87*	*115.77*
SEA Resource Category 5		
Brassica nigra–Centaurea melitensis Herbaceous Semi-natural Stands	16.47	16.24[a]
Non-SEA Resource Category		
Developed[1]	1.31	1.11
Total Acres	**150.31**	**144.43**

Notes: SEA = Significant Ecological Area.
[a] 16.24 acres of this community are proposed to be restored per MM-4.4-2.
[1] Existing trails.
Notes: SEA = Significant Ecological Area.
[1] 16.47 acres of this community are proposed to be restored per MM-4.4-2.
[2] Existing trails.

Conservation Management Plan**.** As part of recording the conservation easement, a Conservation Management Plan (CMP) applicable to the On-Site Conservation Area shall be prepared and submitted to the County of Los Angeles for approval. The CMP shall identify the required resource management activities and the entities that shall be responsible for managing those activities in perpetuity. The CMP shall set forth the following requirements that shall be implemented by the entity that holds the conservation easement and/or manages and stewards the Conservation Area: (1) there shall be no grading or other construction activities within the On-Site Conservation Area, except for the proposed habitat enhancement/restoration, construction and maintenance of signage, and trail maintenance; (2) off-trail activities (e.g., hiking, biking, horseback riding) shall be prohibited; (3) signage shall be installed at the trailheads and at any access points to the On-Site Conservation Area, which shall include information on the organization that holds the conservation easement, brief descriptions of the restoration activities, protection of biological resources, and restrictions to human activities; (4) signage shall be placed in visible locations that prohibits smoking and that requires that humans and domesticated pets remain within the limits of designated hiking trails, all domesticated pets be on leashes, and owners clean up after domesticated pets; (5) no fencing that represents a barrier to wildlife movement or other barriers to wildlife movement shall be installed; (6) dog waste bag dispensers and wildlife-proof receptacles for trash shall be provided at appropriate locations on the trail; (7) gasoline-powered maintenance equipment shall be prohibited; (8) commercial honeybee operations shall not be allowed to use the On-Site Conservation Area for storing their apiaries; (9) rodenticides shall be prohibited; (10) herbicides and pesticides shall be discouraged, and only those typically used for invasive plant management in California wildlands shall be allowed, per the California Invasive Plant Council and Pesticide Research Institute's 2015 Best Management Practices (BMPs) for Wildland Stewardship: Protecting Wildlife When Using Herbicides for Invasive Plant Management; (11) arborists certified by the International Society of Arboriculture (ISA) shall conduct surveys every five years that shall include an assessment of potential infestations of invasive shothole borer beetle and other pathogens or invasive

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		insects that can threaten native habitat; (12) at least one annual walk-through survey shall be conducted by a biologist to qualitatively monitor the general condition of on-site habitats and to check for any new introduction or expansion of invasive plant species; (13) collect and remove trash, repair vandalized signs, and rectify trespass impacts; and (14) provide annual reporting that document the conditions of the Conservation Area. Approved work shall be outlined in the CMP and in the conservation easement, including monitoring and maintenance efforts or for other activities associated with preserve management, and prohibited activities shall be delineated. The conservation easement holder shall be an entity that has as part of its mission the protection of the environment, including lands, plant species, and/or wildlife species, and can be expected by its organization and history to remain in existence for the foreseeable future. The California Department of Fish and Wildlife per Government Code Section 65967(c) shall review the entity. The entity that holds the endowment shall first meet the criteria outlined in Government Code Section 65968(b). Funding for the conservation easement and implementation of the tasks in the CMP shall be maintained in perpetuity and shall be provided by a traditional endowment, establishing a community facilities district or landscape management district, or through contractual obligation with the Homeowners' Association or other equivalent mechanism(s).				
4.2	Biological Resources	**MM-4.4-2**: *Habitat Mitigation and Monitoring Plan.* After implementation of MM-4.4-9, if the Los Angeles County Department of Regional Planning (Planning) determines that sufficient habitat is not preserved off site, per MM-4.4-9, then on-site establishment and restoration shall be conducted in the On-Site Conservation Area (MM-4.4-1). Prior to the issuance of a grading permit, a qualified biologist shall be retained to prepare a Habitat Mitigation and Monitoring Plan (HMMP) detailing the specific approach for each type of habitat restoration and establishment area, special-status species transplant location, and Significant Ecological Area protected tree transplant/planting and outlining detailed performance standards and monitoring requirements for each, following the monitoring and reporting methods and performance standards listed below. Planning approval of the HMMP shall be required prior to the onset of Project-related ground-disturbing activities. When specified for each habitat type below, the acreages allotted for on-site establishment apply to a total of 16.24 acres of *Brassica nigra–Centaurea melitensis* herbaceous semi-natural stands. ▪ On-site establishment of 0.84 acres of *Eriodictyon crassifolium* provisional shrubland alliance ▪ On-site restoration/establishment of 0.07 acre of *Rhus trilobata–Crataegus rivularis–Forestiera pubescens* shrubland alliance ▪ On-site establishment of 15.20 acres *Quercus agrifolia* forest and woodland alliance <u>Habitat Restoration/Enhancement Implementation</u> The following best management practices shall be implemented during the implementation of the habitat restoration/enhancement activities. <u>Schedule</u>**:** Establishment of restoration/revegetation sites shall be conducted during the appropriate time of year (between October 15 and January 30), with	Determination by the County Department of Regional Planning if sufficient habitat is not preserved off-site, per MM-4.4-9, then preparation and submittal of a Habitat Mitigation and Monitoring Plan	After implementation of MM-4.4-9, and prior to issuance of a grading permit	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Approval of a Habitat Mitigation and Monitoring Plan	Prior to the onset of Project-related ground-disturbing activities	County Department of Regional Planning	County Department of Regional Planning
			Habitat Restoration/enhancement implementation	During habitat restoration/enhancement activities, between October 15 and January 30, with planting and/or seeding occurring immediately after the restoration sites are prepared	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Monitoring of plantings, enhancement/restoration, and receptor sites	For 10 years following the completion of seeding or plantings; quarterly surveys conducted during the non-growing season for each enhanced or restored habitat type or particular plant species where required.	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Monitoring surveys and qualitative surveys	Quarterly during non-growing season and every other week basis through seed production for 10 years during the growing season.	Project Applicant or Developer and qualified biologist	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		planting and/or seeding occurring immediately after the restoration sites are prepared. Stressors: Any stressors causing habitat degradation should be addressed prior to starting restoration. This includes the removal of invasive plants and trash. Removal of invasive species shall include the following: ▪ Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native vegetation. ▪ Any proposals for use of herbicide treatments should be accompanied by a plan that demonstrates the following: - That other methods of invasive species control have been tested and that a single application of herbicide has been determined to be the best solution - That there is a post application plan for revegetation and/or mulching; - That the treatment is a one-time application. ▪ Pre-emergent herbicide shall not be used. Plant Material. The following shall be implemented: ▪ Details regarding the planned source of their plant material shall be provided. ▪ All stock from nurseries shall be derived from plants originally collected within cismontane County. ▪ Plant material used for habitat restoration purposes shall consist of native species that are local to the immediate area of the mitigation site. ▪ All plant material proposed for use in a habitat restoration program shall be inspected by a County-approved Restoration Biologist to ensure that all container plants are in good health and do not contain pests or pathogens that may be harmful to existing native plants or wildlife species. ▪ Container plants and other landscaping materials (including organic mulches) should be inspected by the County Planning-approved Restoration Biologist to ensure they do not contain Argentine ant (*Linepithema humile*). ▪ Native seed mixes shall be inspected by the County-approved Restoration Biologist prior to their application to ensure that they contain the proper species and that seed packages are in good condition and do not contain any pests or pathogens. ▪ Diseased or infested plant, seed, or landscape materials should be removed from the site and transported to an appropriate off-site green waste facility. ▪ One application of mulch shall be done, except for areas that shall provide nesting opportunities for native bees. Maintenance Plan/Guidelines. A Maintenance Plan shall be included that outlines the following: (1) weed control, including cleaning of equipment to prevent further spread or introduction of new weeds; (2) herbivory control; (3) trash removal; (4) irrigation system maintenance; (5) maintenance training; and (6) replacement planting. Signage and Fencing. Signage specifications shall be developed to indicate the site is a restoration/preserve area and to either indicate that trespassing is not	Surveying Flowering and Seed Production and Annual Monitoring Reports	During the growing period, or as soon as vegetative growth is observed, each enhancement/restoration and receptor site shall be monitored monthly through seed production for 10 years	Project Applicant or Developer and qualified biologist	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		allowed or to instruct visitors to stay on trails. Specifications on fencing to protect biological resources and restrict human access shall be provided. Monitoring Methods Proposed plantings, enhancement/restoration, and receptor sites shall be monitored for 10 years following the completion of seeding or planting. The monitoring program shall consist of the observation and evidence of vegetative growth and the observation of emergent and flowering special-status plant species where required, along with seed production for flowering plants, photo-documentation, and measurements of annual rainfall. A County Planning-approved Restoration Biologist, restoration specialists, biologists, or horticulturists with appropriate credentials and experience in native habitat restoration shall perform monitoring. Continuity within the personnel and methodology of monitoring shall be maintained insofar as possible to ensure comparable assessments. The Biologist shall conduct monitoring surveys quarterly during the non-growing season for each enhanced or restored habitat type or particular plant species where required. During the growing period, or as soon as vegetative growth is observed, the enhancement/restoration and receptor sites shall be monitored on a every other week basis through seed production for 10 years to document the growth of the enhanced or restored habitat type or replacement population. Qualitative surveys, consisting of a general site walkover and habitat characterization, shall be completed during each monitoring visit. General observations, such as growth, flowering, and seed production, as well as pest problems, weed establishment, mortality, and site security, shall be noted in each site walkover. The Project Biologist shall also note observations on native plant recruitment for the purpose of later discussion in the annual reports. Records shall be kept of mortality and other problems, such as insect damage, weed infestation, and soil loss. Surveying Flowering and Seed Production. In the case of replacement populations for specific species, flowering individuals observed within receptor sites shall be counted. As noted above, quantitative surveys may require multiple visits per month as the blooming period may be staggered along several months (i.e., vegetative growth or non-blooming individuals may not be detected until that individual has bloomed). Peak blooming periods may fluctuate year to year due to seasonal conditions; therefore, multiple visits shall aid in a more accurate count of flowering individuals. Each flowering individual in the restoration plots shall be tallied and recorded on data sheets. The total yearly population shall be calculated each year for the annual monitoring results. Photo-Documentation. Permanent stations for photo-documentation shall be established prior to or during the first annual monitoring event. Photos shall be taken each monitoring period from the same vantage point and in the same direction each year and shall reflect material discussed in the annual monitoring report. Monitoring Schedule. During the growing period, or as soon as vegetative growth is observed, each enhancement/restoration and receptor site shall be monitored monthly through seed production for 10 years.				

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Annual Monitoring Reports. At the end of each monitoring period, an annual report shall be prepared for submittal to County Planning. The report shall summarize the information collected during the qualitative and quantitative monitoring. Each report shall document the monitoring methods and description of the enhancement/restoration and receptor sites and provide copies of field data, photo-documentation, monitoring results, an analysis of success, and recommendations for the project and/or remedial measures if necessary. Since seeding of particular species may not occur when planned, monitoring shall be tied to the actual implementation date (e.g., the first annual report shall be delivered on January 1st of the year following the first growing season after enhancement/restoration and/or seeding). These reports shall describe the success of the relocation and shall discuss the efficacy of the various methods employed to propagate this species. These reports shall also include the following: ▪ A list of names, titles, and companies of all persons who prepared the content of the annual report and participated in monitoring activities for that year ▪ A vicinity map indicating location of the mitigation site ▪ A mitigation site plan, identifying plot locations, photo station locations, etc. as appropriate ▪ Copies of all monitoring photographs ▪ An analysis of all qualitative and quantitative monitoring data Performance Standards The performance standards set forth below are to be achieved for the mitigation and monitoring program to be considered successful. Because of the variability of growing conditions and the number of flowering individuals from year-to-year, the performance standards shall be considered to have been achieved if during any of 3 years of the 10-year monitoring period, the target acreage or population number is achieved. Thus, the annual standards provide a guide showing that the program is on a positive trajectory. ▪ The growing conditions and number of flowering individuals in any given year can vary substantially, based on environmental conditions, such that it is necessary to observe translocated populations over a period of years to accurately determine survival. To this end, this plan includes a 10-year monitoring term to track flowering individuals, which provides the best and easiest indicators to track that the translocation is succeeding. ▪ Various threats to plants must be minimized to ensure survival and ultimate flowering of seeded individuals leading to future germination/successful reproduction. ▪ Habitat characteristics including non-native grasses and herbaceous weeds are important and require monitoring to determine that specific enhancement/restoration areas and translocation/receptor sites are exhibiting a positive trajectory. Should the performance standards be achieved early in the program, monitoring shall continue for the full 10 years to ensure that there is no degradation of the habitat values during the 10-year period.				

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		<u>Performance Standards for 10-Year Monitoring Period</u> ▪ Flowering of the total number of flowering plants originating from seed shall equal or exceed the number of container individuals counted during the 2-year monitoring period (at least 3 years of the 10-year monitoring period). ▪ Emergence of leaves for of a minimum of 80% of the translocated bulbs ▪ Flowering of a minimum of 60% of the translocated bulbs ▪ Survival of 80% of established individuals ▪ Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial planting (30%). <u>Adaptive Management</u> The HMMP shall include adaptive management strategies in the event the mitigation and monitoring program fails to achieve the performance standards discussed above during the 10-year monitoring period; the Project Applicant shall implement the following remedial measures to attempt to achieve the performance standards: ▪ If the enhancement/restoration areas or receptor sites are observed to be failing significantly to achieve the performance standard during the 10-year monitoring period, the Biological Monitor shall identify an alternate site(s) in the Conservation Area in which to broadcast seed from a contingency seed supply held at a seed facility (and maintained for at least 10 years). Should the performance standards be achieved, contingency seed would be broadcast in the enhancement/restoration areas or receptor sites. ▪ If receptor sites appear on track to meet the performance standards, any remaining plant material may be planted after 5 years at the receptor sites (if space allows) or additional acceptable receptor sites shall be identified. This would allow for 5 years of monitoring of the container stock. ▪ Seeds and/or bulbs shall continue to be harvested from plants maintained in the nursery and installed in the receptor sites on an as-needed basis to ensure translocation/receptor sites are progressing toward final performance. ▪ The alternate site shall be prepared as outlined for the initial site and modifications incorporated as determined by the Project Biologist in coordination with County Planning. Once an approach has been determined in coordination with the County, the seed would be broadcast at the contingency seed and seeded at the alternate site, and a 10-year program, that includes monitoring and maintenance, would be initiated as set forth above.				
4.3	Biological Resources	**MM-4.4-3:** *Special-Status Plants Seed and Bulb Survey, Salvage, and Translocation*. The required Conservation Management Plan (CMP) approved by the County of Los Angeles (County) shall include a Special-Status Plant Mitigation and Monitoring Plan (SSPMMP) that shall provide guidance and methods to preserve the special-status plants known to occur within the Conservation Area (slender mariposa lily [*Calochortus clavatus* var. *clavatus*], Plummer's mariposa lily [*Calochortus plummerae*], Peirson's morning glory [*Calystegia peirsonii*], and scarlet Keckiella [*Keckiella ternata*]), along with a program of special-status plants seed collection and dispersal within the Conservation Area. The SSPMMP shall also include methods and approach to translocating mariposa lily individuals proposed for impact into the Conservation Area. The SSPMMP shall be developed and implemented with a	Preparation and approval of a Special-Status Plant Mitigation and Monitoring Plan	Prior to Project construction activities	Project Applicant or Developer and qualified biologist	County Department of Regional Planning and California Department of Fish and Wildlife
			Pre-construction surveys to map slender mariposa lily, Plummer's mariposa lily, Peirson's morning glory, and scarlet keckiella	Prior to construction activities	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Seed collection from slender mariposa lily, Plummer's mariposa	During the plant-specific appropriate time of year.	Project Applicant or Developer and qualified biologist	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		program that does not conflict with other conservation easement resource management objectives. The SSPMMP shall provide details on site preparation measures, as well as specific methods for the pre-construction collection of seeds from all four species and the harvest of mariposa lily bulbs from impacted populations. The SSPMMP shall also provide detailed methods for the dispersal of that seed and the translocation of the harvested bulbs into the conservation easement areas within locations with appropriate soils and growing conditions for each species, as determined by a qualified biologist in coordination with the County and California Department of Fish and Wildlife. Finally, the SSPMMP shall provide a schedule and action plan for the maintenance and monitoring programs, including success criteria, and remedial contingency measures to be implemented if efforts are not successful. Pre-construction surveys shall be conducted in the Project footprint to map slender mariposa lily, Plummer's mariposa lily, Peirson's morning glory, and scarlet keckiella individual locations with a high-accuracy GPS unit and a permanent marker established in the field to locate the individual mariposa lilies for bulb collection. Seeds shall be collected from each species at the appropriate time of year. Mariposa lily bulbs shall remain in the ground until Project development. Prior to Project development, the bulbs shall be translocated within appropriate habitat in the Conservation Area. <u>Performance Standard.</u> Monitoring shall take place annually for 5 years from the time of establishment of the mariposa lily bulbs. The following success criteria is the minimum required by the end of the 5-year monitoring period: ▪ 25 slender mariposa lily ▪ 44 scarlet keckiella ▪ 600 Peirson's morning glory ▪ 128 Plummer's mariposa lily If it appears that the population of these special-status plant species (slender mariposa lily, scarlet keckiella, Peirson's morning glory, and Plummer's mariposa lily) or the vegetation community composition and status are on the decline or have been degraded, remedial activities shall be implemented according to the CMP and the SSPMMP, and monitoring shall continue until the success criteria are met. These activities may include weed control, additional seeding, native plant establishment, or other activities where appropriate. Annual monitoring reports shall be submitted by August 31 of each year and shall include an evaluation of current monitoring data in relation to previous population observations (during previous monitoring years) and native enhancement efforts for slender mariposa lily, scarlet keckiella, Peirson's morning glory, and Plummer's mariposa lily. These reports shall also include any recommendations for remedial management measures and shall discuss other issues that need to be addressed, such as trespassing or vandalism.	lily, Peirson's morning glory, and scarlet keckiella. Mariposa lily bulbs shall remain in the ground until Project development	Prior to Project development, mariposa lily bulbs shall be translocated within appropriate habitat in the Conservation Area.		
			Mariposa lily bulb monitoring and reports	Annual Monitoring for 5 years from the time of establishment of the mariposa bulbs. Reports submitted by August 31 of each year	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
4.4	Biological Resources	**MM-4.4-4**: *Biological Monitoring*. Prior to the issuance of a grading permit, the Applicant shall submit the qualifications of potential Biological Monitor(s) to the County of Los Angeles (County) Department of Regional Planning (Planning) for review and approval. The Applicant shall then fund the County Planning-approved Biological Monitor(s) during Project construction to monitor	Submittal of qualifications of potential biological monitors for review/approval	Prior to the issuance of a grading permit	Project Applicant or Developer	County Department of Regional Planning
			Funding of County Planning-Approved biological monitor(s)	Prior to and during construction activities	Project Applicant or Developer	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		construction activities and to ensure compliance with all mitigation measures. The Biological Monitor shall be present on site during all vegetation removal and each day prior to the commencement of grading activities. The Biological Monitor shall be responsible for conducting a pre-construction clearance survey, and any wildlife (common or special-status) shall be relocated to the Conservation Area. Pre-construction clearance surveys shall be conducted prior to construction of each new phase of the development. The Biological Monitor shall ensure that wildlife do not become entrapped in excavation or trenching areas. Safeguards shall be implemented during daytime periods of non-activity and overnight, such as a placing a platform over trenches, flush with the ground surface; installing escape ramps in trenches; or installing exclusionary fencing. Should relocation of any trapped wildlife be required, construction shall be halted until the Biological Monitor arrives on site and clears the work area (in compliance with all applicable permits and authorizations). Burrowing owl has the potential to occur as a transient during dispersal and migration. Focused pre-construction surveys for burrowing owl shall be conducted weekly by the Biological Monitor beginning 30 days prior to the commencement of vegetation removal, with the last/fourth survey being conducted three days prior to the commencement of vegetation removal. If burrowing owl are located during any focused pre-construction surveys, or during the monitoring of construction activities, a 500-foot no-work buffer shall be established around the location of the burrow(s), and County Planning and California Department of Fish and Wildlife (CDFW) shall be notified. CDFW shall be consulted regarding the potential need for an Incidental Take Permit per California Fish and Game Code 2081. The no-work buffer shall remain in place until the until the Project Applicant obtains confirmation from CDFW that it can be removed. The results of the surveys and any associated monitoring shall be documented in a Burrowing Owl Survey/Monitoring Report that shall be submitted to County Planning. The Biological Monitor shall also monitor any colonial roosts located within 500 feet from the Project limits to determine if Project activities are having a detrimental effect on the roost. If bats are exhibiting distress due to noise generated by Project activities, the Biological Monitor shall work with the construction contractor on ways to reduce activities in the proximity of the roost (e.g., limiting the number of tractors in the area). The results of the protective actions will be documented in the daily monitoring report. The Biological Monitor shall regularly inspect the Project site as needed after the completion of all grading activities. Monthly spot-check monitoring is anticipated to be required throughout the construction of the Project for those areas that are graded but not yet developed/landscaped. During monthly visits, the biological monitor shall do the following: (1) address the potential establishment of invasive species and require weed abatement (if necessary) in accordance with MM-4.4-6, Invasive Species Prevention; (2) address the potential establishment of native vegetation/habitat to reduce the potential for impacts between phases of construction; (3) identify deficiencies, if applicable, with any erosion control measures that have the potential to negatively impact biological resources. Daily monitoring reports shall be prepared by the Biological Monitor that at a minimum document the results of any surveys conducted, wildlife relocations, construction activities performed, compliance issues observed, and corrective	Pre-construction clearance surveys	Prior to construction activities	Project Applicant or Developer and qualified biologist	County Department of Regional Planning
			Focused pre-construction surveys for burrowing owl. If burrowing owl are located during any focused pre-construction surveys, or during the monitoring of construction activities, a 500-foot no-work buffer shall be established around the location of the burrow(s) and County Planning and CDFW shall be notified.	Focused pre-construction surveys to be conducted weekly by the Biological Monitor beginning 30 days prior to the commencement of vegetation removal, with the last/fourth survey being conducted three days prior to the commencement of vegetation removal. 500-foot no-work buffer shall be in place until the Project Applicant obtains confirmation from CDFW that it can be removed	Project Applicant or Developer and qualified biologist/Biological Monitor	County Department of Regional Planning and California Department of Fish and Wildlife
			If burrowing owl(s) found during pre-construction survey, CDFW shall be consulted regarding the potential need for an Incidental Take Permit	Immediately upon finding burrowing owl(s) during pre-construction survey	Project Applicant or Developer and qualified biologist/Biological Monitor	California Department of Fish and Wildlife
			Preparation and submittal of Burrowing Owl Survey/Monitoring Report to County Planning	After completion of pre-construction survey for burrowing owl	Project Applicant or Developer and qualified biologist/Biological Monitor	County Department of Regional Planning
			Biological Monitoring of any colonial roosts within 500 feet from Project site; daily monitoring report	During Project construction activities	Biological Monitor and Construction Contractor	County Department of Regional Planning
			Monthly spot-check monitoring	After completion of all grading activities for areas that are graded but not yet developed/landscaped	Biological Monitor	County Department of Regional Planning
			Daily Monitoring Reports	During construction activities	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning and California Department of Fish and Wildlife, if requested

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		actions taken. The monitoring reports shall include photos. The monitoring reports shall be made available to County Planning and the California Department of Fish and Wildlife at their request.				
4.5	Biological Resources	**MM-4.4-5:** *Demarcation of Disturbance Limits*. Prior to commencement of earthwork for each phase of Project construction, the construction limits shall be clearly demarcated (e.g., installation of flagging or temporary high visibility construction fence), as recommended by the Biological Monitor approved by the County of Los Angeles. All construction activities, including equipment staging and maintenance, shall be conducted within the marked disturbance limits to prevent inadvertent disturbance to sensitive vegetation communities outside the limits of work. The flagging shall be maintained throughout construction.	Demarcation of Disturbance Limits	Prior to commencement of earthwork for each phase of Project construction	Project Applicant or Developer and Approved Biological Monitor	County Department of Regional Planning
4.6	Biological Resources	**MM-4.4-6**: *Invasive Species Prevention*. The Project shall not include invasive plant species listed on Appendix C of the SEA Ordinance Implementation Guide and in the California Invasive Plant Council inventory in Project landscaping palettes. Project landscape palettes shall be reviewed and approved by the County of Los Angeles (County) to ensure that invasive plant species are excluded. In addition, to prevent the spread of invasive plant species during construction and until the establishment of common landscaped areas associated with the Project, the following measures shall be implemented: ▪ A Workers Environmental Awareness Training (WEAT) program shall be prepared that shall include invasive species prevention measures implemented by the Project. The WEAT shall include descriptions of the common invasive plants known in the region. The WEAT shall also include descriptions of sensitive resources known to occur on the Project site and the procedures to follow should a sensitive resource be encountered. ▪ All mobile vehicles and construction equipment shall be washed prior to entering the Project site in an upland location where any seed material from invasive species shall be contained and not carried onto the Project site. Logs of the washing shall be submitted monthly to the County Department of Regional Planning. ▪ Following the completion of grading activities, for those areas of the Project site that are graded but not yet developed/landscaped, the County-approved Biological Monitor shall conduct monthly spot checks to prevent the introduction or establishment of invasive plant species onto the graded areas (see MM-4.4-4, Biological Monitoring). If invasive species are identified, the Biological Monitor shall remove the plants with hand tools or weeding equipment to prevent propagation. ▪ All vegetative material removed from the Project footprint shall be transported in a covered vehicle and shall be disposed of at a certified disposal site.	Project landscaping palettes reviewed and approved by the County	Prior to planting on-site	Project Applicant or Developer	County Department of Regional Planning
			Preparation and implementation of a WEAT program.	During construction and until the establishment of common landscaped areas associated with the Project	Project Applicant or Developer	County Department of Regional Planning
			All mobile vehicles and construction equipment shall be washed prior to entering the Project site in an upland location where any seed material from invasive species shall be contained and not carried onto the Project site. Logs of the washing shall be submitted to County Department of Regional Planning.	During construction activities; logs of the washing for new equipment submitted monthly to County Department of Regional Planning	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
			Spot Checks to prevent the introduction or establishment of invasive plant spaces onto graded areas, and removal of invasive species if found.	Following completion of grading activities or areas of the Project site that are graded but not yet developed/landscaped, conducting monthly spot checks	Project Applicant or Developer	County Department of Regional Planning
			Removal of vegetative material	During site preparation/grading activities	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
4.7	Biological Resources	**MM-4.4-7:** *Landscaping Plan*. Prior to the issuance of the first grading permit, the Applicant shall prepare a Landscaping Plan for the areas maintained by the Homeowners' Association (HOA) and submit the Landscaping Plan to the County of Los Angeles for review and approval. The Landscaping Plan for the HOA-maintained areas shall include, but not be limited to, the following requirements: ▪ The plant species list shall include scientific names, common names, plant container sizes, and quantities.	Preparation and approval of Landscaping Plan	Prior to the issuance of the first grading permit	Project Applicant or Developer	County Department of Regional Planning
			Implementation of Landscaping Plan	During landscaping activities	Project Applicant or Developer and HOA	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		▪ Invasive plant species (designated by California Invasive Plant Council) shall not be included in the Landscaping Plan as they could establish off site and have negative impacts to the adjacent habitats. ▪ Non-native milkweeds shall not be included in the landscaping plan as they could establish off site and have negative impacts to the adjacent habitats. ▪ The plant layout shall indicate the location of the plant species. ▪ Planting notes shall include irrigation and plant installation requirements such as mulch requirements. ▪ Ornamental varietals and selections of native species shall be avoided if they have the potential to hybridize with local native populations. ▪ Where native species are required, the species shall be indigenous native species of the region (locally indigenous native species).				
4.8	Biological Resources	**MM-4.4-8:** *Crotch's Bumble Bee Habitat Preservation and Minimization Measures.* <u>Incidental Take Permit</u> The Applicant shall consult with the California Department of Fish and Wildlife on obtaining an Incidental Take Permit (ITP), per California Fish and Game Code 2081, for the take of Crotch's bumble bee. The Applicant shall provide the County with a copy of the ITP, or proof that an ITP is not required, prior to issuance of a grading permit. Mitigation for direct impacts to Crotch's bumble bee shall be fulfilled through compensatory mitigation at a minimum 1:1 nesting habitat replacement of equal or better functions and values to those impacted by the Project, or as otherwise determined through the Incidental Take Permit process. Mitigation shall be accomplished through the preservation of on-site suitable habitat (MM-4.4-1) and off-site suitable habitat (MM-4.4-9). The Applicant shall be obligated to implement all minimization and avoidance measures conditions that are included in the ITP. <u>Focused Survey</u> Focused surveys for Crotch's bumble bee (*Bombus crotchii*) shall be conducted within the construction footprint prior to the start of ground-disturbing construction activities. The focused surveys shall include a habitat assessment and focused surveys, both of which shall be as described in the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species, released by the California Department of Fish and Wildlife (CDFW) on June 6, 2023, or the most current at the time of construction. The habitat assessment shall, at a minimum, include historical and current species occurrences; document potential habitat on site including foraging, nesting, and/or overwintering resources; and identify which plant species are present. For the purposes of this mitigation measure, nest resources are defined as abandoned small mammal burrows, bunch grasses with a duff layer, thatch, hollow trees, brush piles, and human-made structures that may support bumble bee colonies, such as rock walls, rubble, and furniture. The habitat assessment shall be repeated prior to February 1 in each year that ground-disturbing activities will occur to determine if foraging, nesting, or overwintering resources are present within the impact area. If nesting resources are present in the impact area, focused surveys shall be conducted. The focused survey shall be performed by a biologist with expertise in surveying for bumble bees and include at least three survey passes that are not on	Applicant shall consult with California Department of Fish and Wildlife on obtaining an incidental Take Permit for the take of Crotch's bumble bee.	Prior to any construction activities	Project Applicant or Developer	County Department of Regional Planning and California Department of Fish and Wildlife
			Minimization and avoidance measures conditions of Crotch's bumble bee	During construction and operational activities	Project Applicant or Developer, and Construction Contractor	County Department of Regional Planning and California Department of Fish and Wildlife
			Pre-construction survey for Crotch's bumble bee within the construction footprint, including habitat assessment and focused surveys.	Prior to the start of ground-disturbing construction activities occurring during the Crotch's bumble bee nesting period (February 1 through October 31). The habitat assessment shall be repeated prior to February 1 in each year that ground-disturbing activities will occur to determine if nesting resources are present within the impact area. Surveys shall coincide with the colony active period (April 1 through August 31 for Crotch's bumble bee). Surveys may occur between 1 hour after sunrise and 2 hours before sunset.	Project Applicant or Developer and qualified biologist(s)	County Department of Regional Planning and California Department of Fish and Wildlife
			Submittal of written survey report	Submitted within 30 days of the pre-construction survey	Project Applicant or Developer and qualified biologist(s)	County Department of Regional Planning and California Department of Fish and Wildlife

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		sequential days or in the same week, preferably spaced 2 to 4 weeks apart. The timing of these surveys shall coincide with the colony active period (April 1 through August 31 for Crotch's bumble bee). Surveys may occur between 1 hour after sunrise and 2 hours before sunset. Surveys shall not be conducted during wet conditions (e.g., foggy, raining, or drizzling), and surveyors shall wait at least 1 hour following rain. Optimal surveys are conducted when there are sunny to partly sunny skies and ambient temperatures are greater than 60° Fahrenheit. Surveys may be conducted earlier than April 1 if other bees or butterflies are flying. Surveys shall not be conducted when it is windy (i.e., sustained winds greater than 8 mph). Within non-developed habitats, the biologist shall look for nest resources suitable for bumble bee use. Ensuring that all nest resources receive 100% visual coverage, the biologist shall watch the nest resources for up to 5 minutes, looking for exiting or entering worker bumble bees. Worker bees should arrive and exit an active nest site with frequency, such that their presence would be apparent after 5 minutes of observation. If a bumble bee worker is detected, then a representative shall be identified to species. Biologists should be able to view several burrows at one time to sufficiently determine if bees are entering/exiting them depending on their proximity to one another. It is up to the discretion of the biologist regarding the actual survey viewshed limits from the chosen vantage point that would provide 100% visual coverage; this could include a 30- to 50-foot-wide area. If a nest is suspected, the surveyor can block the entrance of the possible nest with a sterile vial or jar until nest activity is confirmed (no longer than 30 minutes). Identification shall include trained biologists netting/capturing the representative bumble bee in appropriate insect nets, per the protocol in the U.S. National Protocol Framework for the Inventory and Monitoring of Bees. The bee shall be placed in a clear container for observation and photographic documentation if able. The bee shall be photographed using a macro lens from various angles to ensure recordation of key identifying characteristics. If bumble bee identifying characteristics cannot be adequately captured in the container due to movement, the container shall be placed in a cooler with ice until the bumble bee becomes inactive (generally within 15 minutes). Once inert, the bumble bee shall be removed from the container and placed on a white sheet of paper or card for examination and photographic documentation. The bumble bee shall be released into the same area from which it was captured upon completion of identification. Based on implementation of this method on a variety of other bumble bee species, they become active shortly after removal from the cold environment, so photography must be performed quickly. If Crotch's bumble bee nests are not detected, no further mitigation would be required. The mere presence of foraging Crotch's bumble bees would not require implementation of additional minimization measures because they can forage up to 10 kilometers from their nests. If nest resources occupied by Crotch's bumble bee are detected within the construction area, no construction activities shall occur within 100 feet of the nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. The nest resources shall be avoided for the duration of the Crotch's bumble bee nesting period (February 1 through October 31). Outside of the nesting season, it is assumed that no live individuals would be present within the nest as the daughter queens (gynes) usually leave by September, and all other individuals (original queen, workers, males) die. The gyne is highly mobile				

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		and can independently disperse to outside of the construction footprint to surrounding open space areas that support suitable hibernacula resources. A written survey report shall be submitted to the County of Los Angeles (County) and CDFW within 30 days of the pre-construction survey. The report shall include survey methods, weather conditions, and survey results, including a list of insect species observed and a figure showing the locations of any Crotch's bumble bee nest sites or individuals observed. The survey report shall include the qualifications/resumes of the surveyor(s) and approved biologist(s) for identification of photo vouchers and detailed habitat assessment. If Crotch's bumble bee nests are observed, the survey report shall also include recommendations for avoidance, and the location information shall be submitted to the California Natural Diversity Database at the time of, or prior to, submittal of the survey report. If the nest resources cannot be avoided, as outlined in this measure, the project applicant shall consult with CDFW regarding the need to obtain an Incidental Take Permit. Any measures determined to be necessary through the Incidental Take Permit process to offset impacts to Crotch's bumble bee may supersede measures provided in this California Environmental Quality Act document and shall be incorporated into the Habitat Mitigation and Monitoring Plan.				
4.9	Biological Resources	**MM-4.4-9:** *Off-Site Habitat Preservation.* Prior to final map recordation, the Applicant shall obtain a letter of intent from the future Conservation Easement holder. Prior to issuance of a grading permit, the Applicant shall demonstrate recordation of a conservation easement, as defined by California Civil Code Section 815.1, that permanently preserves off-site habitat for long-term conservation and management ("off-site conservation area"). As part of recording the conservation easement for any off-site parcel(s), a Conservation Management Plan (CMP) applicable to the off-site conservation area shall be prepared and submitted to the Los Angeles County (County) Department of Regional Planning (Planning) for approval. The CMP shall identify the required resource management activities and the entities that shall be responsible for managing those activities in perpetuity. The conservation easement holder shall be an entity that has as part of its mission the protection of the environment, including lands, plant species, and/or wildlife species, and can be expected by its organization and history to remain in existence for the foreseeable future. The California Department of Fish and Wildlife (CDFW) per Government Code Section 65967(c) shall review the entity. The entity that holds the endowment shall first meet the criteria outlined in Government Code Section 65968(b). Funding for the conservation easement and implementation of the tasks in the CMP shall be maintained in perpetuity and shall be provided by a traditional endowment, establishing a community facilities district or landscape management district, or through contractual obligation with the Homeowners' Association or other equivalent mechanism(s). One or more of the following options shall be used to provide adequate preservation for Project-related impacts to vegetation communities and wildlife habitat within the Significant Ecological Area (SEA) Ordinance Implementation Guide Resource Categories 1 and 3. The proposed off-site conservation area lands must support resources similar to those disturbed by the Project (i.e., sensitive vegetation communities, special-status plant and wildlife habitats, jurisdictional waters, and protected trees) and be connected with other natural open space areas. To determine that these conditions are present, the Applicant shall fund a	A letter of intent shall be obtained from the Conservation Easement holder.	Prior to final map recordation	Project Applicant or Developer	County Department of Regional Planning
			Recordation of a Conservation Easement	Prior to the issuance of a grading permit	Project Applicant or Developer	County Department of Regional Planning
			Preparation, submittal, and approval of a Conservation Management Plan	Prior to the issuance of a grading permit, as part of recordation of conservation easement	Project Applicant or Developer	County Department of Regional Planning
			Conservation Easement holder approval	Prior to issuance of grading activities	Project Applicant or Developer	County Department of Regional Planning
			Funding by Applicant of biological resources assessment by a County Planning-approved Biologist for any parcel proposed for preservation, and the results of the assessment shall be submitted to County Department of Regional Planning for their approval to be used as mitigation	Prior to the issuance of a grading permit, as part of recordation of conservation easement	Project Applicant or Developer	County Department of Regional Planning
			Implementation of Conservation Management Plan/off-site habitat preservation	Prior to the issuance of a grading permit, as part of recordation of conservation easement	Project Applicant or Developer	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

biological resources assessment by a County Planning-approved Biologist for any parcel proposed for preservation, and the results of the assessment shall be submitted to County Planning for their approval to be used as mitigation.

In-Kind and Off-Site in the Santa Susana Mountains and Simi Hills Significant Ecological Area

For parcels within the SEA that support in-kind vegetation communities as those found in the Project site, the preservation ratios for each of the SEA Resource Categories listed would be in accordance with the SEA Ordinance Implementation Guide. The following table indicates the minimum preserved acres required for off-site preservation of in-kind vegetation communities (communities classified as the same as those being impacted by the Project) within the SEA.

In-Kind Vegetation Communities Preserved Off-Site in the Santa Susana Mountains and Simi Hills Significant Ecological Area

Alliance	Required In-Kind Preserved Acres
SEA Resource Category 1 (Mitigated at 5:1)	
Baccharis salicifolia Shrubland	11.65
Salix gooddingii–Salix laevigata Forest and Woodland	6.22
Sub-Total	*17.87*
SEA Resource Category 3 (Mitigated at 3:1)	
Ericameria palmeri Provisional Shrubland	2.00
Eriodictyon crassifolium Provisional Shrubland	0.84[a]
Nassella (*Stipa*) spp.–*Melica* spp. Herbaceous	0.20
Quercus agrifolia Forest and Woodland	30.50[b]
Rhus trilobata–Crataegus rivularis–Forestiera pubescens Shrubland	0.07[a]
Sub-Total	*33.61*
Total	**51.48**

Notes: SEA = Significant Ecological Area.
[a] None would be needed if MM-4.4-2, Habitat Mitigation and Monitoring Plan, is implemented.
[b] 15.30 acres shall be needed if MM-4.4-2 is implemented.

Out-of-Kind and Within the Santa Susana Mountains and Simi Hills Significant Ecological Area

Preservation of out-of-kind vegetation communities (communities classified as being different than those being impacted by the Project) that are in the same group (defined by combinations of relatively narrow sets of diagnostic plant species (including dominant and co-dominant species, broadly similar composition, and diagnostic growth forms that reflect biogeographic differences in mesoclimate, geology, substrates, hydrology, and disturbance regimes as defined by the Federal Geographic Data Committee in the 2006 Draft National Vegetation Classification Standard) as the impacted vegetation communities (as

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

defined by the National Vegetation Classification Standards) can be satisfied with the acquisition of parcels within the Santa Susana Mountains and Simi Hills SEA. For preserved lands within the same Resource Category, a multiplier of 1.5 shall be applied to increase lands for preservation, as shown in the following table. For preserved lands within a higher sensitivity Resource Category, a multiplier of 1.25 shall be applied, as shown in the following table. Lower sensitivity Resource Categories may not satisfy mitigation requirements for higher sensitivity Resource Categories. For the two Resource Category 1 communities, preservation shall be a riparian-associated vegetation community.

Out-of-Kind Vegetation Communities Preserved Within the Santa Susana Mountains and Simi Hills Significant Ecological Area

Alliance	Out-of-Kind-Same Resource Category Preserved Acres	Out-of-Kind-Higher Resource Category Preserved Acres
SEA Resource Category 1 (Mitigated at 5:1)	**1.5 Multiplier**	**1.25 Multiplier**
Baccharis salicifolia Shrubland	17.47	NA
Salix gooddingii–Salix laevigata Forest and Woodland	9.33	NA
Subtotal	*26.81*	*NA*
SEA Resource Category 3 (Mitigated at 3:1)	**1.5 Multiplier**	**1.25 Multiplier**
Ericameria palmeri Provisional Shrubland	3.00	2.50
Eriodictyon crassifolium Provisional Shrubland	1.26[a]	1.0505[a]
Nassella (*Stipa*) spp.–*Melica* spp. Herbaceous	0.31	0.25
Quercus agrifolia Forest and Woodland	45.75[b]	38.13[c]
Rhus trilobata–Crataegus rivularis–Forestiera pubescens Shrubland	0.10[a]	0.08[a]
Subtotal	*50.42*	*42.01*
Total	*77.23*	*42.01*

Notes: NA = Not Applicable (due to there being no higher Resource Category)
[a] None would be needed if MM-4.4-2, Habitat Mitigation and Monitoring Plan, is implemented.
[b] 22.95 acres will need to be preserved if MM-4.4-2 is implemented.
[c] 19.13 acres will need to be preserved if MM-4.4-2 is implemented.

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

Vegetation Communities Preserved Within the Santa Clara River Significant Ecological Area

Off-site preservation within portions of the Santa Clara River SEA that are contiguous with the Santa Susana Mountains and Simi Hills SEA shall be considered if the area supports the same resource values as the Project site and is connected with other natural open space. Preservation of vegetation communities shall be acquired within the adjacent Santa Clara River SEA at a multiplier of 2 for in-kind preservation, multiplier of 2.5 for out-of-kind preservation but within the same Resource Category, and a multiplier of 2.25 for out-of-kind preservation but a higher level Resource Category, as shown in the following table. For the two Resource Category 1 communities, preservation shall be a riparian-associated vegetation community.

Vegetation Communities Preserved Within the Santa Clara River Significant Ecological Area

Alliance	In-Kind Preserved Acres	Out-of-Kind-Same Resource Category Preserved Acres	Out-of-Kind-Higher Resource Category Preserved Acres
SEA Resource Category 1 (Mitigated at 5:1)	**2 Multiplier**	**2.5 Multiplier**	**2.25 Multiplier**
Baccharis salicifolia Shrubland	23.30	29.12	NA
Salix gooddingii–Salix laevigata Forest and Woodland	12.45	15.56	NA
Sub-Total	*35.74*	*44.68*	*NA*
SEA Resource Category 3 (Mitigated at 3:1)	**2 Multiplier**	**2.5 Multiplier**	**2.25 Multiplier**
Ericameria palmeri Provisional Shrubland	4.00	5.00	4.50
Eriodictyon crassifolium Provisional Shrubland	1.67[a]	2.09[a]	1.88[a]
Nassella (Stipa) spp.–*Melica* spp. *Herbaceous*	0.41	0.51	0.46
Quercus agrifolia Forest and Woodland	61.00[b]	76.25[c]	68.63[d]
Rhus trilobata–Crataegus rivularis–Forestiera *pubescens* Shrubland	0.13[a]	0.17[a]	0.15[a]
Sub-Total	*67.21*	*84.02*	*75.62*
Total	***102.95***	***128.70***	***75.62***

Notes: NA = Not Applicable (due to there being no higher Resource Category
[a] None would be needed to be preserved off-site if MM-4.4-2 is implemented.
[b] 30.60 acres would be needed if MM-4.4-2 is implemented.

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

[c] 38.25 acres would be needed to be preserved if MM-4.4-2 is implemented.
[d] 34.43 acres would be needed to be preserved if MM-4.4-2 is implemented.

Preservation of Assessor's Parcel Numbers 2826-018-034, 2826-017-044, 2826-017-043, 2826-017-041, 2826-014-057, and 2826-014-067

The six parcels are located within the Santa Susana Mountains/Simi Hills SEA, approximately 1 mile south-southwest of the Project site.

Nine vegetation communities were mapped in the six parcels, as listed in the table below. Two SEA Resource Category 3 communities, *Pseudotsuga macrocarpa–Quercus agrifolia* association (bigcone Douglas fir–coast live oak forest) and *Quercus agrifolia* association (coast live oak woodland and forest) occur, primarily on north-facing slopes and canyon bottoms. The seven SEA Resource Category 4 communities are shrub-dominated and consist of chaparral and coastal scrub species.

Assessor's Parcels Numbers 2826-018-034, 2826-017-044, 2826-017-043, 2826-017-041, 2826-014-057, and 2826-014-067

Vegetation Community	Acres
SEA Resource Category 1	
Quercus agrifolia Association Southern Coast Live Oak Riparian Forest (Water Resources)	27.47
SEA Resource Category 3	
Pseudotsuga macrocarpa–Quercus agrifolia Association	4.02
Quercus agrifolia Association	50.89
Subtotal	*54.91*
SEA Resource Category 4	
Adenostoma fasciculatum–Salvia leucophylla Association	11.35
Adenostoma fasciculatum–Salvia mellifera Mixed Shrub Association	1.16
Adenostoma fasciculatum Association	77.08
Artemisia californica–Eriogonum fasciculatum Association	2.08
Ceanothus crassifolius–Adenostoma fasciculatum–Rhus ovata Association	249.26
Ceanothus crassifolius–Adenostoma fasciculatum Association	14.37
Malacothamnus fasciculatus–Salvia leucophylla Association	2.54
Malosma laurina–Eriogonum fasciculatum Association	12.93
Wild oats and annual brome grasslands Semi-natural Alliance	12.24
Subtotal	*383.01*

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party

SEA Resource Category	
Urban/Developed	*1.31*
Total	**466.70**

Note: SEA = Significant Ecological Area.

The drainages in the six parcels are part of the Wiley Canyon and Towsley Canyon watersheds that contribute to the South Fork of the Santa Clara River. The desktop analysis resulted in 13.30 acres of potential streams in the six parcels. The method for determining potential adjacent riparian oak forest resulted in 27.47 acres of SEA Category 1 Water Resources. The remaining 54.91 acres of *Pseudotsuga macrocarpa–Quercus agrifolia* association and *Quercus agrifolia* association would be considered upland and SEA Resource Category 3.

As shown in the following table, the off-site conservation area provides sufficient acreage to fully offset impacts to SEA Resource Category 4 vegetation communities (for SEA Resource Category 4, preservation can be out-of-kind if the resource is of the same category.) and to partially offset impacts to SEA Resource Category 3 (for this discussion, the creation of vegetation communities within the *Brassica nigra–Centaurea melitensis* herbaceous semi-natural stands is not included; however, if oak trees are planted as replacement for SEA protected trees, then an argument shall be made that planted oaks also constitute the creation of oak woodland). The 27.47 acres of SEA Category 1 Water Resources and the 54.91 acres of SEA Resource Category 3 provides the necessary acres of preservation for these two categories. The parcels provide an additional 26.72 acres of SEA Resource Category 3 vegetation communities and 503.17 acres of SEA Resource Category 4 vegetation communities.

[**Note**: *Due to the size of the table "Impacts to SEA Resource Category Communities and Proposed Preservation for the Trails at Lyons Canyon Project Using APNs 2826-018-034, 2826-017-044, 2826-017-043, 2826-017-041, 2826-014-057, and 2826-014-067" and for formatting purposes, this table is included instead at the end of this section.*

Mitigation Bank Credits

Off-site purchase of mitigation credit from a County Planning-approved mitigation bank shall be completed prior to the issuance of grading permits. The mitigation bank would have to be located within the Santa Susana Mountains and Simi Hills SEA or be contiguous with the SEA. The credits purchased must meet the acres calculated by using a multiplier of 3 applied to the preservation ratios stated in the SEA Ordinance Implementation Guide for SEA Resource Categories 1 and 3, as shown in the following table.

Mitigation Credits Required to be Purchased from a County-Approved Mitigation Bank

SEA Resource Category	Mitigations Credits Required
1	53.61[a]
3	100.83[b,c]

Notes: County = County of Los Angeles; SEA = Significant Ecological Area.
[a] Riparian scrub.

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		[b] 91.50 woodland, 8.72 shrubland, and 0.61 grassland [c] 45.90 woodland, 6.01 shrubland, and 0.61 grassland (totaling 52.52) would be needed if MM-4.4-2 is implemented. Mitigation lands shall consist of similar or higher quality habitat than found on the Project site. Should credits not be available, then compensation may be in the form a County-approved turnkey project with a mitigation bank and/or other County Planning-approved option. Selected mitigation banks shall be accredited through CDFW and/or the County to have established conservation easements that shall ensure the preservation of the resources in perpetuity.				
4.10	Biological Resources	**MM-4.4-10***: Special-Status Wildlife Relocation Plan.* Prior to commencement of any earthmoving activities or the pre-construction staging of equipment on the Project site, the Project Applicant shall contract with a biologist approved by the County of Los Angeles (County) to develop a Pre-construction Wildlife Survey and Relocation Plan for terrestrial reptiles, including the California newt (*Taricha torosa*), two-striped gartersnake (*Thamnophis hammondii*), Southern California legless lizard (*Anniella stebbinsi*), and coastal whiptail (*Aspidoscelis tigris stejnegeri*). The Pre-construction Wildlife Survey and Relocation Plan shall be submitted to the County for review prior to any ground-disturbing activities within potentially occupied habitat. The plan shall include at a minimum, the following: ▪ Protocols for pre-construction surveys to flush out and/or move identified special-status wildlife within the Study Area, as feasible - Relocation to the Conservation Area shall be the primary location, unless otherwise approved by the County ▪ The timing, frequency, and locations where surveys should be conducted - Surveys shall be conducted 24 hours prior to construction activities and repeated the morning of the proposed activity - Surveys shall be conducted in all areas anticipated to be subject to vegetation clearing ▪ The habitat and conditions in the proposed relocation site(s) ▪ The methods that would be used for trapping and relocating identified species - All equipment used in the effort shall be cleaned and decontaminated to minimize the spread of herpetofaunal pathogens (per the 2020 article by Julian et al. in the Herpetological Review, Minimizing the Spread of Herpetofaunal Pathogens in Aquatic Habitats by Decontaminating Construction Equipment) - Any wildlife handling and relocation methodology from the Streambed Alteration Agreement issued by the California Department of Fish and Wildlife (CDFW) shall be incorporated in the Pre-construction Survey and Relocation Plan ▪ Protocols for documentation/recordation of the species and number of animals relocated - Relocations shall be logged and made available to the County, if requested ▪ Protocols for notifying CDFW if identified species cannot be relocated - Attempts at relocation shall be logged, and notification shall occur within 24 hours ▪ The timing and frequency of reports documenting the results of the surveys	Applicant shall contract with a biologist approved by the County of Los Angeles to develop a Pre-construction Wildlife Survey and Relocation Plan for terrestrial reptiles, including the California newt (*Taricha torosa*), two-striped gartersnake (*Thamnophis hammondii*), Southern California legless lizard (*Anniella stebbinsi*), and coastal whiptail (*Aspidoscelis tigris stejnegeri*).	Prior to commencement of any earthmoving activities or the pre-construction staging of equipment on the Project site	Project Applicant or Developer and biologist approved by the County of Los Angeles	County Department of Regional Planning
			Submittal of Pre-construction Wildlife Survey and Relocation Plan to County for review	Prior to any ground-disturbing activities within potentially occupied habitat	Project Applicant or Developer and biologist approved by the County of Los Angeles	County Department of Regional Planning
			Implementation of Pre-construction Wildlife Survey and Relocation Plan, including pre-construction surveys, and protocols for documentation/recordation of the species and number of animals relocated	Surveys shall be conducted 24 hours prior to construction activities and repeated the morning of the proposed activity. Attempts at relocation shall be logged, and notification shall occur within 24 hours	Project Applicant or Developer and biologist approved by the County of Los Angeles	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.11	Biological Resources	**MM-4.4-11**: *Nesting Bird Avoidance*. Project construction shall be conducted in compliance with the conditions set forth in the Migratory Bird Treaty Act and California Fish and Game Code with methods approved by the California Department of Fish and Wildlife to protect active bird/raptor nests. Vegetation removal shall occur during the non-breeding season for nesting birds (generally late September to early March) and nesting raptors (generally early July to late January) to avoid impacts to nesting birds and raptors. For the remaining Project activities initiated during the breeding season for nesting birds (March 1–September 30) and nesting raptors (February 1–June 30), a pre-construction survey shall be conducted by the Biological Monitor (MM-4.4-4) for nesting birds and/or raptors within 3 days prior to any work within 300 feet for suitable nesting habitat for non-raptors and within 500 feet for suitable nesting habitat for raptors). If the Biological Monitoring does not find any active nests or immediately adjacent to the impact areas, the Project activity shall be allowed to proceed. If the Biological Monitor finds an active nest adjacent to the construction area and determines that the nest may be indirectly impacted or breeding activities substantially disrupted, the Biological Monitor shall delineate an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity. Any nest found during survey efforts shall be mapped on the construction plans, which will be included in the report(s) documenting the survey(s) that will be submitted to the County within three days of the completion of the survey. 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 the Biological Monitor: (1) work limits shall be established within a buffer around any occupied nest (the buffer shall be 100–300 feet for nesting non-raptors and 300–500 feet for nesting raptors), unless otherwise determined by the Biological Monitor and (2) access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by the Biological Monitor. Encroachment into the buffer area around a known nest shall only be allowed if the Biological Monitor determines that the proposed activity would not disturb the nest occupants. Construction can proceed when the Biological Monitor has determined that fledglings have left the nest, or the nest has failed.	Nesting bird avoidance during construction and vegetation removal activities.	Vegetation removal shall occur during the non-breeding season for nesting birds (generally late September to early March) and nesting raptors (generally early July to late January)	Project Applicant or Developer and biologist approved by the County of Los Angeles	County Department of Regional Planning
			Pre-construction surveys for nesting birds and nesting raptors for Project activities initiated during breeding season for nesting birds and nesting raptors.	Conducted within 3 days prior to any work within 300 feet for suitable nesting habitat for non-raptors and within 500 feet for suitable nesting habitat for raptors)	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning
			During pre-construction survey, if active nests found, Biological Monitor to delineate a buffer zone around the nest. Reports to be prepared to document the survey(s).	Survey conducted within three (3) days prior to any work within 300 feet for suitable nesting habitat for non-raptors and within 500 feet for suitable nesting habitat for raptors. Survey reports submitted within three (3) days of the completion of the survey	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning
4.12	Biological Resources	**MM-4.4-12**: *Lighting Plan*. Prior to issuance of the building permit, the Applicant shall prepare lighting plans for submission and approval by the Los Angeles County (County) Department of Regional Planning (Planning) that identify the type, layout, and luminaire wattage of all exterior fixtures to be employed in association with the Project. The plan shall demonstrate compliance with Chapter 22.80 (Rural Outdoor Lighting District) of the County Code. The lighting plan shall at a minimum address and conform to the Rural Outdoor Lighting District as well as the following requirements, and Planning must approve all aspects of the final submitted lighting plans. ▪ Wherever feasible and compatible with requirements for nighttime safety and security, outdoor lighting shall be not be operated adjacent to native habitats. ▪ Outdoor lighting shall be fully shielded so that bulbs and lenses are not visible and shall cause no light trespass into native habitats or skyward. No lighting shall be directed toward native habitats.	Preparation of lighting plans for submission and approval	Prior to issuance of the building permit	Project Applicant or Developer	County Department of Regional Planning
			Implementation of Lighting Plan	Before and during Project operations	Project Applicant or Developer	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		▪ Light fixtures shall be mounted as low as possible to minimize light trespass. ▪ The lowest amount of light shall be employed that is needed for the task. The lighting shall only illuminate the area needed and shall be no brighter than necessary. This includes lighting for stage events. ▪ Motion sensors or automatic controls shall be employed to ensure that lights are not left on longer than necessary. ▪ Only warm light sources shall be used for outdoor lighting. The amount of blue light emitted shall be minimized, as blue light has been shown to harm human health and endanger wildlife. Warm (or subdued) light sources recommended for use outdoors include low-pressure sodium, high-pressure sodium, and low-color-temperature LEDs. Wherever feasible, lighting color temperature shall not exceed 2,200 kelvins. ▪ The following types of lighting are prohibited and shall not be used: drop-down lenses, mercury vapor lights, ultraviolet lights, searchlights, laser lights, or other outdoor lighting that flashes, blinks, alternates, or moves. ▪ Project structures shall utilize non-reflective materials to avoid glare intruding into native habitats. ▪ Landscape screens shall be employed where feasible to reduce glare from vehicle headlights into native habitats.				
4.13	Biological Resources	**MM-4.4-13**: *Homeowners' Association Covenants, Conditions, and Restrictions*. The Homeowners' Association (HOA) Covenants, Conditions, and Restrictions (CC&Rs), which are reviewed and approved prior to final map recordation, then recorded immediately after the final map records, shall include the following requirements to reduce potential human impacts on adjacent habitats and wildlife species: ▪ Invasive plant species (designated by the California Invasive Plant Council) shall be prohibited on all residential lots, as they could establish off site and have negative impacts to the adjacent habitats. ▪ All trash/garbage waste and recycling receptacles shall have locking devices that discourage wildlife foraging in common areas/parks and shall encourage the use of such locking devices on residential receptacles, as feasible. ▪ Intentional feeding of wildlife, including mule deer, is prohibited. ▪ The use of rodenticides is prohibited. ▪ Speed limits of 15 to 25 mph shall be posted, and the CCRs shall require residents to comply with the posted speed limits. ▪ Smoking shall be prohibited in open space areas. ▪ The HOA shall not use balloons for any community events, and the use of balloons by individual homeowners shall be discouraged. ▪ Homeowner reprisals against native wildlife species (i.e., killing or harming native wildlife species in any way) if homeowner pets are killed or harmed by wildlife shall be prohibited. Public information signage shall be installed at the trailhead and in the recreation facility, and printed information shall be provided to the HOA in order to (1) educate and inform the public about wildlife, especially mountain lions present in the area; (2) advise on proper avoidance measures to reduce human-wildlife conflicts; (3) advise on proper use of open space trails in a manner respectful to wildlife (e.g., dogs on leash, proper waste disposal); and (4)	Final Draft HOA CC&Rs shall include requirements to prevent biological impacts and submitted for review and approval.	Prior to final map recordation	Project Applicant or Developer and HOA	County Department of Regional Planning
			Public information signage to be installed and printed information to be provided to the HOA	Prior to Project occupancy	Project Applicant or Developer and HOA	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		provide local contact information to report injured or dead wildlife. Signage should be written in the language(s) understandable to all those likely to recreate and use the trails. Signage should not be made of materials harmful to wildlife.				
4.14	Biological Resources	**MM-4.4-14:** *Jurisdictional Waters Compensation*. Mitigation for up to 4.94 acres of direct impacts to jurisdictional waters shall be implemented through on-site enhancement of remaining jurisdictional waters (per MM-4.4-3) and/or off-site acquisition, such as mitigation bank credits and/or turnkey projects with mitigation banks (as approved by the County of Los Angeles) following the issuance of permits from the U.S. Army Corps of Engineers, Los Angeles Regional Water Quality Control Board, and California Department of Fish and Wildlife, and prior to the issuance of the grading permit.	On-site enhancement and/or off-site acquisition of jurisdictional waters	Prior to the issuance of the grading permit and following the issuance of permits from U.S. Army Corps of Engineers, Los Angeles Regional Water Quality Control Board, and California Department of Fish and Wildlife	Project Applicant or Developer	County Department of Regional Planning
4.15	Biological Resources	**MM-4.4-15:** *Roosting Bat Survey.* If Project construction initiates between June 1 and August 30, a Los Angeles County Department of Regional Planning (LACDRP)-approved Biological Monitor shall conduct a pre-construction roosting bat survey within one week prior to the start of construction-related activities for the Project. The biologist shall inspect cliff features that could have crevices used for roosting by a colony of canyon bat (Parastrellus hesperus) within 500 feet of proposed construction activities and then conduct a roost emergence survey at dusk for any potential roosting features found. Results of the surveys shall be documented in a report and submitted to LACDRP. As stated in MM-4.4-4, the Biological Monitor shall monitor any colonial roosts located within 500 feet from the Project limits.	Pre-construction roosting bat survey	If Project construction initiates between June 1 and August 30, survey to occur within one week prior to the start of construction-related activities for the Project	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning
			Conduct a roost emergence survey at dusk for any potential roosting features found	If Project construction initiates between June 1 and August 30, survey to occur within one week prior to the start of construction-related activities for the Project	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning
			Pre-construction survey report submitted to County Department of Regional Planning	After completion of pre-construction survey	Project Applicant or Developer and Biological Monitor	County Department of Regional Planning
4.16	Biological Resources	**MM-4.4-16:** *SEA Protected Trees Replacement / Compensation*. The required Conservation Management Plan (CMP) approved by the County of Los Angeles (County) shall include a Protected Tree Replacement Plan that shall dictate the establishment of replacement trees in the Conservation Area at the numbers specified in the following table. At a minimum, the removal of any SEA Protected Tree shall result in a minimum of two replacement plantings with 10:1 for Heritage Trees. Replacement trees shall be seedlings of the same species being removed and shall be planted within an area where suitable growing conditions are present and where the trees shall be able to remain in perpetuity, which may include the On-Site Conservation Area. The replacement trees shall be nurtured and maintained in a condition of good health and shall be monitored for a period of 7 years. If any of the replacement plantings fail during the monitoring period of 7 years, the Applicant shall be responsible for replanting and nurturing those new trees. The following table details the quantity of each species required for planting. **Summary of Individual Species Replacement Quantities** Scientific Name / Common Name / Total Impacted / Replacement Ratio / Total Replacement Required *Heteromeles arbutifolia* / toyon / 0 / 2:1 / 0	Preparation and submittal of Protected Tree Replacement Plan	Prior to final map recordation	Project Applicant or Developer	County Department of Regional Planning
			Project Applicant shall plant, cause to be planted, or bond for 772 replacement trees as described in the summary table.	Prior to final map recordation. If bonding for the trees, they shall be planted prior to building permit issuance.	Project Applicant or Developer	County Department of Regional Planning and County Forestry Division
			Implementation of Protected Tree Replacement Plan	For a period of 7 years after planting of replacement trees	Project Applicant or Developer	County Department of Regional Planning and County Forestry Division
			If any of the replacement plantings fail during the monitoring period of 7 years, the Applicant shall be responsible for replanting and nurturing those new trees.	During the monitoring period of 7 years after planting of replacement trees	Project Applicant or Developer	County Department of Regional Planning and County Forestry Division
			Payment into County Protected Tree Fund if there are not enough locations with the Conservation Area or Project landscaped area for replacement trees. The Protected Tree Fund payments shall be used by the County in	After implementation of Protected Tree Replacement Plan	Project Applicant or Developer	County Department of Regional Planning and County Forestry Division

<table>
<tr><th>#</th><th>Environmental Factor</th><th>Mitigation Measure(s)</th><th>Action Required</th><th>When Monitoring to Occur</th><th>Responsible Agency or Party</th><th>Monitoring Agency or Party</th></tr>
<tr><td></td><td></td><td>
<table>
<tr><td>Juglans californica</td><td>Southern California black walnut</td><td>3</td><td>2:1</td><td>6</td></tr>
<tr><td>Populus fremontii</td><td>Fremont cottonwood</td><td>15</td><td>2:1</td><td>30</td></tr>
<tr><td>Quercus agrifolia</td><td>coast live oak</td><td>191</td><td>2:1</td><td>382</td></tr>
<tr><td>Quercus agrifolia (Heritage Tree)</td><td>coast live oak (Heritage Tree)</td><td>15</td><td>10:1</td><td>150</td></tr>
<tr><td>Quercus berberidifolia</td><td>scrub oak</td><td>1</td><td>2:1</td><td>2</td></tr>
<tr><td>Quercus lobata</td><td>valley oak</td><td>10</td><td>2:1</td><td>20</td></tr>
<tr><td>Quercus lobata (Heritage Tree)</td><td>valley oak (Heritage Tree)</td><td>2</td><td>10:1</td><td>20</td></tr>
<tr><td>Salix laevigata</td><td>red willow</td><td>24</td><td>2:1</td><td>48</td></tr>
<tr><td>Salix lasiolepis</td><td>arroyo willow</td><td>7</td><td>2:1</td><td>14</td></tr>
<tr><td>Sambucus nigra ssp. caerulea</td><td>blue elderberry</td><td>50</td><td>2:1</td><td>100</td></tr>
<tr><td colspan="2">Total</td><td>318</td><td>N/A</td><td>772</td></tr>
</table>

It should be noted that mitigation can include the protection of undersized, naturally sprouted trees of the same species growing on site. In addition, per the County Code, the County may require additional mitigation and monitoring requirements following review of the Significant Ecological Area Conditional Use Permits. At a minimum, the County requires that the replacement trees need to be nurtured and maintained in a healthy condition and be monitored for a period of 7 years. If any of the replacement plantings fail during the monitoring period of 7 years, the Applicant shall be responsible for replanting and nurturing those new trees.

The Project Applicant must pay into the County Protected Tree Fund should there not be enough locations within the Conservation Area (on-site or off-site) or Project landscaped areas for replacement trees. As a last resort, the Protected Tree Fund payments shall be used by the County in accordance with County Code Section 22.102.070(F)(5).</td><td>accordance with County Code Section 22.102.070(F)(5).</td><td></td><td></td><td></td></tr>
<tr><td>5.1</td><td>Cultural Resources</td><td>MM-4.5-1: Archaeological Monitoring. Prior to ground disturbance activities, the Applicant and/or subsequent responsible parties shall retain a Principal Investigator/Archaeologist, meeting the Secretary of the Interior’s Standards, and with experience in California prehistoric and historic resources (experience within Los Angeles County preferred). The Principal Investigator/Archaeologist shall do the following: (1) compose a Cultural Resource Monitoring and Inadvertent Discovery Plan (Plan); (2) manage archaeological monitoring; and (3) address any inadvertent discoveries identified during Project implementation. These actions are described further below.

(1) Cultural Resource Monitoring and Inadvertent Discovery Plan. The Principal Investigator/Archaeologist shall compose the Plan to outline cultural monitoring protocols and a program of treatment and mitigation in the case of an inadvertent discovery of cultural resources during ground-disturbing activities. The Plan would be informed by the data and findings provided in the cultural report prepared for the Project (Appendix D), final</td><td>Retain a Principal Investigator/Archaeologist</td><td>Prior to ground disturbance activities</td><td>Project Applicant or Developer</td><td>County Department of Regional Planning</td></tr>
<tr><td></td><td></td><td></td><td>Preparation of Cultural Resource Monitoring and Inadvertent Discovery Plan</td><td>Prior to ground disturbance activities</td><td>Project Applicant or Developer and Principal Investigator/Archaeologist</td><td>County Department of Regional Planning</td></tr>
<tr><td></td><td></td><td></td><td>Archaeological Monitoring</td><td>During initial ground disturbance within native soils</td><td>Project Applicant or Developer and Principal Investigator/Archaeologist</td><td>County Department of Regional Planning</td></tr>
<tr><td></td><td></td><td></td><td>Preparation and submittal of archaeological monitoring report for approval</td><td>Within 60 days following completion of all ground disturbing activities and prior to release of the grading bond</td><td>Project Applicant or Developer and Principal Investigator/Archaeologist</td><td>County Department of Regional Planning</td></tr>
</table>

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		grading and site plans in order to provide guidance for the proper identification, evaluation, treatment, and protection of any cultural resources or human remains in accordance with California Environmental Quality Act (CEQA), as well as the depths at which cultural monitoring is required, throughout the duration of the Project. Existence and importance of adherence to this Plan shall be stated on all Project site plans intended for use by those conducting the ground disturbing activities. *(2) Archaeological Monitoring*. The Principal Investigator/Archaeologist shall manage archaeological monitoring activities conducted by technicians knowledgeable in archaeological resources during initial ground disturbances within native soils. Initial ground disturbance is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to cultural monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by Project-related construction. The retained Principal Investigator/Archaeologist shall oversee and establish monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitors shall be responsible for maintaining daily monitoring logs. The requirement for archaeological monitoring shall be noted on all construction plans to ensure implementation. Upon completion of all ground disturbing activities and prior to release of the grading bond, an archaeological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the County of Los Angeles for review. This report shall document compliance with approved cultural mitigation, all monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the County and the South Central Coastal Information Center (SCCIC).				
5.2	Cultural Resources	**MM-4.5-2:** *Workers Environmental Awareness Program (WEAP) Training.* Prior to the commencement of ground-disturbing activities for all phases of Project implementation, the Project Applicant shall retain a Principal Investigator/Archaeologist, as detailed in MM-4.5-1, above. The Principal Investigator/Archaeologist shall prepare a WEAP. The WEAP shall be submitted to the County of Los Angeles for review and approval. All construction personnel and monitors shall be presented the WEAP training prior to the start of ground-disturbing activities. This training shall inform all personnel working on the Project site about the archaeological sensitivity of the area. The purpose of the WEAP training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant archaeological resources. The WEAP shall define "tribal cultural resources" and include appropriate management requirements relating to inadvertent discovery of a potential tribal cultural resource. Each worker should also be instructed on the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the Principal Investigator/Archaeologist, and, if appropriate, Tribal representative as determined by the Principal Investigator/Archaeologist. Necessity of training	Retain a Principal Investigator/Archaeologist	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer	County Department of Regional Planning
			Preparation, submittal, and approval of a Workers Environmental Awareness Program	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer and Principal Investigator/Archaeologist	County Department of Regional Planning
			Presentation of Workers Environmental Awareness Program training	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer and Principal Investigator/Archaeologist	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		attendance shall be stated on all Project site plans intended for use by those conducting the ground-disturbing activities.				
6.1	Energy	NA	NA	NA	NA	NA
7.1	Geology/Soils	**MM-4.7-1.** *Paleontological Monitoring*. Prior to ground disturbance activities, the Applicant and/or subsequent responsible parties shall retain a Principal Investigator/Qualified Paleontologist that meets the standards of the Society for Vertebrate Paleontology (2010). The Principal Investigator/Qualified Paleontologist shall do the following: (1) compose a Paleontological Resource Monitoring and Inadvertent Discovery Plan (Plan); (2) manage paleontological monitoring; and (3) address any inadvertent discoveries identified during Project implementation. These actions are described further below. *(1) Paleontological Resource Monitoring and Inadvertent Discovery Plan*. The Principal Investigator/Qualified Paleontologist would compose the Plan to outline paleontological monitoring protocols and a program of treatment and mitigation in the case of an inadvertent discovery of paleontological resources during ground-disturbing activities. The Plan would be informed by the data and findings provided in the paleontological report prepared for the Project (Confidential Paleontological Resources Assessment Report, prepared by Environmental Science Associates, dated November 2021, as included as Appendix E-2 of this Draft Environmental Impact Report), final grading and site plans in order to provide guidance for the proper identification, evaluation, treatment, and protection of any paleontological resources in accordance with California Environmental Quality Act (CEQA) throughout the duration of the Project. Existence and importance of adherence to this Plan shall be stated on all Project site plans intended for use by those conducting the ground disturbing activities. *(2) Paleontological Monitoring*. The Principal Investigator/ Qualified Paleontologist shall manage paleontological monitoring activities conducted by technicians knowledgeable in paleontological resources during initial ground disturbances within native soils. Initial ground disturbance is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to paleontological monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by Project-related construction. The retained Principal Investigator/ Qualified Paleontologist shall oversee and establish monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter paleontological resources. The paleontological monitors shall be responsible for maintaining daily monitoring logs. The requirement for paleontological monitoring shall be noted on all construction plans to ensure implementation. Upon completion of all ground disturbing activities, a paleontological monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the County of Los Angeles for review. This report shall document compliance with approved paleontological mitigation, all monitoring efforts, and include an appendix with daily monitoring logs.	Retain a Principal Investigator/Qualified Paleontologist	Prior to ground disturbance activities	Project Applicant or Developer	County Department of Regional Planning
			Preparation of Paleontological Resource Monitoring and Inadvertent Discovery Plan	Prior to ground disturbing activities	Project Applicant or Developer and Principal Investigator/Qualified Paleontologist	County Department of Regional Planning
			Paleontological Monitoring	During initial ground disturbances within native soils	Project Applicant or Developer and Principal Investigator/Qualified Paleontologist	County Department of Regional Planning
			Preparation and submittal of Paleontological monitoring report for County approval	Upon completion of all ground disturbing activities and within 60 days following completion of ground disturbance	Project Applicant or Developer and Principal Investigator/Qualified Paleontologist	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
7.2	Geology/Soils	**MM-4.7-2.** *Workers Environmental Awareness Program (WEAP) Training.* Prior to the commencement of ground-disturbing activities for all phases of Project implementation, the Project Applicant shall retain a Principal Investigator/Qualified Paleontologist. The Principal Investigator/Qualified Paleontologist shall prepare a WEAP. The WEAP shall be submitted to the County of Los Angeles for review and approval. All construction personnel and monitors shall be presented the WEAP training prior to the start of ground-disturbing activities. This training shall inform all personnel working on the Project site about the paleontological sensitivity of the area. The purpose of the WEAP training is to provide specific details on the kinds of paleontological materials that may be identified during construction of the Project and explain the importance of and legal basis for the protection of significant paleontological resources. Each worker should also be instructed on the proper procedures to follow in the event that paleontological resources are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the Principal Investigator/Qualified Paleontologist, if appropriate. Necessity of training attendance shall be stated on all Project site plans intended for use by those conducting the ground-disturbing activities.	Retain a Principal Investigator/Qualified Paleontologist	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer	County Department of Regional Planning
			Preparation, submittal, and approval of a Workers Environmental Awareness Program	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer and Paleontologist	County Department of Regional Planning
			Presentation of Workers Environmental Awareness Program training	Prior to the commencement of ground-disturbing activities	Project Applicant or Developer and Principal Investigator/Paleontologist	County Department of Regional Planning
8.1	Greenhouse Gas Emissions	**MM-4.8-1.** *Construction Emission Reductions*. Prior to the issuance of grading permits, the Project Applicant or its designee shall implement the following strategies during construction activities and provide evidence to the County that the Construction Contractor's contract specifications include the following strategies: a) Use electric or hybrid powered equipment for generators and other small pieces of equipment (e.g., forklifts and saws), as commercially available. b) Use cleaner-fuel equipment such as replacing diesel fuel with compressed natural gas (CNG) or renewable diesel, as commercially available. c) Reduce idling time of heavy-duty trucks either by shutting them off when not in use or reducing the time of idling to no more than 3 minutes (5-minute limit is required by the state airborne toxics control measure 13 CCR § 2485). Commercially available equipment is herein defined as equipment sourced within 50 vehicle miles of the Project site and within 10 percent of the cost of the diesel-fueled-equivalent equipment. The Project Applicant must contact at least 3 contractors or vendors within Los Angeles County and submit to the County justification if the specified equipment is not commercially available. Compliance with this measure shall be documented and made available to the County upon request.	Provide evidence to the County that Construction Contractor's contract specifications include construction strategies	Prior to the issuance of grading permits	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
			The Project Applicant must contact at least 3 contractors or vendors within Los Angeles County and submit to the County justification if the specified equipment is not commercially available.	Prior to issuance of grading permits	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
			Provide documentation to the County that construction emissions reductions are implemented	Upon request	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
8.2	Greenhouse Gas Emissions	**MM-4.8-2.** *Electrify Buildings.* All the Project's buildings shall be powered fully by electricity, with no natural gas infrastructure or appliances, including no fireplaces. Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the building design plans include no natural gas infrastructure.	Provide evidence to the County that on-site buildings include no natural gas infrastructure	Prior to the issuance of building permits	Project Applicant or Developer and Construction Contractor	County Department of Regional Planning
8.3	Greenhouse Gas Emissions	**MM-4.8-3.** *Energy Conservation*. Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the residential and recreational building design plans include the following energy conservation measures: a) Install Energy Star-rated heating, cooling, lighting, and appliances.	Provide evidence to the County that the residential and recreational building design plans include energy conservation measures	Prior to the issuance of building permits	Project Applicant or Developer	County Department of Regional Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		b) Install a 7-kilowatt (kW) solar photovoltaic electric generating system at the recreation center. c) Outdoor lighting shall be light emitting diodes (LED) or other high-efficiency lightbulbs. d) Install Cool Pavement. Prior to the issuance of building permits, the Project applicant or its designee shall submit building plans illustrating installation of cool pavements in place of dark pavements. Outdoor pavements, such as walkways and patios, shall use paving materials with three-year SRI of 0.28 or initial SRI of 0.33. e) Provide information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to future residents of the Project.				
8.4	Greenhouse Gas Emissions	**MM-4.8-4.** *Utilize 100% Zero-Carbon Electricity.* The Project shall require, through the Covenants, Conditions and Restrictions (CC&Rs), enforced by the homeowners' association, the use of 100% zero-carbon electricity procured through Southern California Edison (SCE) (SCE Green Rate) or other electricity provider for residences and the recreational center. This requirement shall be enforced until which time the electricity provided is 100% carbon-free for all accounts by default.	CCRs to require use of 100% zero-carbon electricity procured through SCE Green Rate.	Shall be enforced until which time the electricity provided is 100% carbon-free	Project Applicant or Developer and HOA	County Department of Regional Planning
8.5	Greenhouse Gas Emissions	**MM-4.8-5.** *Encourage Electric Vehicles.* Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the single-family residential building design plans incorporate the following: a) The installation of a dedicated 208/240 branch circuit will be included in every single-family garage unit, and no-less-than 92 of the market-rate units will have one Level 2 (fast charger with 40-amp circuit) electric vehicle (EV) charging station in the garage.	Provide evidence to the County that the single-family residential building design plans include EV charging specifications	Prior to issuance of building permits	Project Applicant or Developer	County Department of Regional Planning
8.6	Greenhouse Gas Emissions	**MM-4.8-6**. *Water Use Efficiency and Water Conservation*. Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the residential and recreational building design plans include the following water use efficiency and conservation measures, including: a) High-efficiency appliances/fixtures to reduce water use, and/or include water-efficient landscape design b) Low-flow or high-efficiency water fixtures c) Water-efficient landscapes with lower water demands than required by the California Department of Water Resources (DWR) 2015 Model Water Efficient Landscape Ordinance (MWELO) d) Planting of native and drought-tolerant plant species only e) Provide educational materials to future tenants and building occupants about water saving behaviors and water-conserving landscaping.	Provide evidence to the County that design plans include water use efficiency and conservation measures	Prior to issuance of building permits	Project Applicant or Developer	County Department of Regional Planning
8.7	Greenhouse Gas Emissions	**MM-4.8-7.** *Solid Waste Reduction.* Prior to the issuance of building permits for the Project, the Project Applicant shall provide building plans that include the following solid waste reduction measure: Provide storage areas for recyclables and organic waste in new construction, and food waste storage, if a pick-up service is available.	Provide building plans that include solid waste reduction measure	Prior to issuance of building permits	Project Applicant or Developer	County Department of Regional Planning
8.8	Greenhouse Gas Emissions		Provide evidence to County that design plans include electrical	Prior to the issuance of building permits	Project Applicant or Developer	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		MM-4.8-8. *Landscape Maintenance Equipment Emission Reductions*. The Project Applicant shall implement the following landscape maintenance equipment reduction measures: a) *Outdoor Electrical Outlets*. Prior to the issuance of building permits, the Project Applicant or its designee shall provide evidence to the County that the design plans include electrical outlets on the exterior of the structure to facilitate use of electrical lawn and garden equipment. b) *Encourage Utilization of Existing Yard Equipment Exchange and Rebate Programs*. The Project's future homeowners' association shall educate future residents about the South Coast Air Quality Management District (SCAQMD) Electric Lawn Mower Rebate Program and the Commercial Electric Lawn and Garden Equipment Exchange Program. When conventional gasoline-powered yard equipment (e.g., lawn mowers, leaf blowers and vacuums, shredders, trimmers, and chain saw) are exchanged for electric and rechargeable battery-powered yard equipment, direct GHG emissions from fossil-fuel combustion are displaced by indirect GHG emissions associated with the generation of electricity used to power the equipment.	outlets on the exterior of structures			
			Educate Future residents about the SCAQMD Electric Lawn Mower Rebate Program and the Commercial Electric Lawn and Garden Equipment Exchange Program	During Project occupancy	Project Applicant or Developer and HOA	County Department of Regional Planning
9.1	Hazards/Hazardous Materials	**MM-4.9-1**: *Soils Management Plan (SMP)*. Prior to issuance of a grading permit, the Applicant shall retain a Qualified Environmental Specialist to prepare a Soil Management Plan (SMP) for submittal to the Los Angeles County Fire Department Hazardous Materials Division for approval. The SMP shall provide the protocols for all earthwork activities and the potential to encounter previously unidentified hazardous materials or wastes on the Project site as well as within off-site disturbance areas. Potential conditions and/or hazards that may be encountered during construction activities include but may not limited to buried septic systems, buried debris (e.g., building debris with lead-based paint chips or asbestos), areas of soil staining, or other suspect conditions that can be identified visually and/or from odors within the Project's proposed disturbance area. If suspect materials or conditions are encountered, then the following actions are required and specific protocols, consistent with applicable Health and Safety Code and Health Hazardous Materials Division of the Los Angeles County Fire Department (LACoFD) requirements, shall be included in the SMP: 1. earthwork activities in that area shall cease until sampling and characterization is completed by the Qualified Environmental Specialist; 2. depending on sampling/analysis results, the appropriate oversight agency shall be notified (e.g. Regional Water Quality Control Board, Department of Toxic Substances Control (DTSC), or the local Certified Unified Program Agency (LACoFD); 3. documentation shall be prepared that itemizes required sampling, results, and actions in conformance with regulatory standards to be taken; 4. protocols for resuming earthwork activities following approval from the oversight agency and remediation of contamination, if any, as deemed necessary by the Qualified Environmental Specialist and oversight agency; 5. National Institute for Occupational Safety and Health (NIOSH)-approved half-face respirators equipped with minimum N-95 protection factor shall be available upon request for use during worker collocation with surface disturbance activities; and	Retain a Qualified Environmental Specialist to prepare and submit Soil Management Plan for approval	Prior to issuance of a grading permit	Qualified Environmental Specialist and Project Applicant	County Fire Department
			If suspect materials or conditions are encountered, earthwork activities in that area shall cease until sampling and characterization is completed	During earthwork activities	Project Applicant or Developer and Construction Contractor and Qualified Environmental Specialist	County Fire Department
			Agencies shall be notified depending on sampling/analysis results	After completion of sampling/Analysis results	Project Applicant or Developer and Construction Contractor	RWQCB and/or DTSC and/or County Fire Department
			Preparation of documentation that itemized required sampling, results, and actions in conformance with regulatory standards to be taken	After completion of sampling results	Project Applicant or Developer and Qualified Environmental Specialist	RWQCB and/or DTSC and/or County Fire Department
			NIOSH-approved half-face respirators equipped with minimum N-95 protection factor shall be available upon request for use and hand washing facilities and areas for changing of clothing shall be provided	During worker collocation with surface disturbance activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
			Soil sampling beneath the pavement of The Old Road within 30 feet of I-5 to determine ADL	Prior to ground-disturbing activities	Project Applicant or Developer and Qualified Environmental Specialist	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		6. hand washing facilities and areas for changing of clothing shall be provided during worker collocation with surface disturbance activities. The SMP shall outline requirements for construction activities that occur within 30 feet of the edge of Interstate 5 (I-5) to address potential aerially deposited lead (ADL) from historic vehicle emissions that included leaded fuels. The SMP shall set forth protocols for soil sampling beneath the pavement of The Old Road within 30-feet of I-5 to determine ADL concentrations and require that if soils are affected by ADL, they shall be managed consistent with all applicable DTSC standards and requirements. The SMP shall outline requirements for ground-disturbing activities as part of the Project as it relates to the potential of releasing spores of Coccidioidomycosis (also known as Valley Fever) into the air. In addition to providing N-95 respiratory masks upon request for construction personnel during any ground-disturbance activities, the SMP shall require the provision of educational material to construction personnel. This educational material shall include information on how to minimize exposure to and recognize symptoms of Valley Fever and ways report symptoms of Valley Fever; proper cleaning procedures to minimize accidental exposure; and demonstrations on how to use personal protective equipment, such respiratory protection, skin, and eye protection. The SMP shall require that any heavy equipment with factory enclosed cabs be provided with high-efficiency particulate absorbing filter (HEPA)-rated air filtration and positive pressure air. The General Contractor utilizing applicable heavy equipment shall provide proof of worker training on proper use of applicable heavy equipment cabs. Communication methods, such as two-way radios, shall be available for use in enclosed cabs.	concentrations and management of soils consistent with all applicable DTSC standards and requirements			and/or County Department of Public Health
			Provision of educational material as it relates to Valley Fever	During ground-disturbing activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
			Any heavy equipment with factory enclosed cabs be provided with HEPA-rated air filtration and positive pressure air. Communication methods, such as two-way radios, shall be available for use in enclosed cabs.	During ground-disturbing activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
9.2	Hazards/Hazardous Materials	**MM-4.9-2.** *Well Assessment*. Prior to issuance of a grading permit, the Applicant shall retain a registered California design professional, such as a licensed civil engineer and/or licensed petroleum engineer to evaluate the exact location, condition, and abandonment status of the well on the Project site. A summary report detailing the findings of the well conditions and abandonment status shall be submitted to the Los Angeles Department of Public Works (Public Works) Building Official and California Geologic Energy Management (CalGEM) for review and approval prior to issuance of a grading permit. Pursuant to Section 110.4 of the Los Angeles County Building Code (LACBC), building permits shall not be issued for new buildings or enclosed structures, additions, or conversions of any building or structure to habitable or occupiable space on, adjacent to, or within 300 feet (91.44 meters) of the existing plugged well without documentation, stamped and signed by the licensed engineer, of proper abandonment of the existing well consistent with CalGEM guidelines and approval by the Public Works Building Official. A CalGEM monitor shall be present on site during all abandonment activities of the on-site oil well. Any further additional abandonment or removal of the plugged well as required by CalGEM shall be completed and approved by CalGEM prior to issuance of a grading permit.	Retain a California-registered design professional to evaluate the on-site well	Prior to issuance of a grading permit	Project Applicant or Developer and California-registered design professional	County Department of Public Works
			Summary report detailing the findings of the well shall be submitted for review and approval	Prior to issuance of a grading permit	Project Applicant or Developer and California-registered design professional	County Department of Public Works and CalGEM
			Documentation, stamped and signed and approval that proper abandonment of the existing on-site well	Prior to issuance of a building permit	Project Applicant or Developer and California-registered design professional	County Department of Public Works
			CalGEM monitor shall be present on site during all abandonment activities of the on-site oil well	During abandonment activities of the on-site well	Project Applicant or Developer and CalGEM monitor	County Department of Public Works and CalGEM
			Any further additional abandonment or removal of the plugged well as required by CalGEM	During abandonment activities and prior to issuance of grading permit	Project Applicant or Developer and CalGEM monitor	County Department of Public Works and CalGEM
9.3	Hazards/Hazardous Materials	**MM-4.9-3**: *Methane Gas Survey and Remediation*. Prior to issuance of a grading permit, the Applicant shall conduct methane gas testing for the presence of methane gas emissions within 300 feet of the plugged well, in accordance with	Retain a Qualified Geotechnical Specialist to perform methane gas soil survey	Prior to issuance of a grading permit	Project Applicant or Developer and Qualified Geotechnical Specialist	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		CalGEM and Los Angeles County Department of Public Works (Public Works) methane gas assessment guidelines. The Project applicant shall retain a Qualified Geotechnical Specialist to perform the methane gas soil survey and provide a summary report of the findings with recommendations for remedial work, if necessary. The summary report shall be submitted to the Public Works Building Official for review and approval prior to issuance of a grading permit. In the event that the soil gas investigation indicates methane levels that exceed 5,000 parts per million by volume, the Project Applicant shall include installation of a gas protection system for residences within 300 feet of the plugged oil well. The gas protection system shall be developed in compliance with the Public Works Methane Hazard Mitigation Policy and become part of the project design plans. The Applicant shall submit documentation to Public Works that ensures compliance with the proper abandonment standards and necessary approvals from CalGEM regarding the appropriate well abandonment. It shall ensure that this has been completed prior to commencement of construction of the Project and that all remedial and grading activity recommendations have been implemented to the satisfaction of CalGEM and the Public Works Building Official prior to commencement of construction grading.	Preparation and submittal of soil survey summary report for review and approval	Prior to issuance of a grading permit	Project Applicant or Developer and Qualified Geotechnical Specialist	County Department of Public Works
			Develop gas protection system for inclusion within project design plans if methane levels exceed 5,000 parts per million	Prior to issuance of a grading permit	Project Applicant or Developer	County Department of Public Works
			Submit documentation that ensures compliance with the proper abandonment standards and necessary approvals	Prior to commencement of construction	Project Applicant or Developer	County Department of Public Works
10.1	Hydrology/Water Quality	NA	NA	NA	NA	NA
11.1	Land Use/Planning	NA	NA	NA	NA	NA
12.1	Mineral Resources	NA	NA	NA	NA	NA
13.1	Noise	**MM-4.13-1:** *Simultaneous Equipment Operation Limit for Portion of Lot 22.* Within the area of Lot 22 designated on Figure 4.13-3, Area of Lot 22 In Which Construction Noise Mitigation is Required of the Draft Environmental Impact Report (EIR), the total quantity of mobile construction equipment allowed to operate simultaneously shall not exceed one.	Simultaneous Equipment Operation Limit within Lot 22	During construction activities within area of Lot 22	Project Applicant or Developer and Construction Contractor	County Department of Public Works
13.2	Noise	**MM-4.13-2:** *Staging Areas & Stationary Equipment*. Prior to issuance of grading permits, the County/Project applicant shall incorporate the following measures as a note on the grading plan cover sheet to ensure that the greatest distance between noise sources and sensitive receptors during construction activities have been achieved. ▪ Neither stationary construction equipment (i.e., generator, air compressor, cement mixer) nor construction staging areas shall be located within Lot 22. ▪ Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers consistent with manufacturers' standards. ▪ Construction staging areas shall be located away from off-site sensitive uses during Project construction. ▪ The Project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site, whenever feasible.	Incorporation of noise measures during construction activities into notes of the grading plan cover sheet	Prior to issuance of grading permits	Project Applicant or Developer and Construction Contractor	County Department of Public Works
13.3	Noise	**MM-4.13-3:** *Stationary Equipment Construction Noise Barrier*. Stationary construction equipment located within 600 feet of the northern Project site property boundary in Lots 2, 3, 8, 9, 10, and 11 and within The Old Road Improvements construction zone shall each be enclosed within a sound barrier of 10-foot minimum height.	Stationary Equipment Construction Noise Barriers	During construction activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works

<table>
<tr><th>#</th><th>Environmental Factor</th><th>Mitigation Measure(s)</th><th>Action Required</th><th>When Monitoring to Occur</th><th>Responsible Agency or Party</th><th>Monitoring Agency or Party</th></tr>
<tr><td>13.4</td><td>Noise</td><td>MM-4.13-4: Temporary Noise Barrier for On-Site Phases. For mobile equipment (as defined by the Section 12.08.440 of the Los Angeles County Code) construction activities within a Project Lot that is adjacent to an occupied, on-site residence, a temporary noise barrier shall be erected and maintained along the boundary between the Project Lot under construction and the Project Lot with occupied residence(s). The noise barrier for mobile construction equipment operation shall either: (1) extend along the entire common boundary between the construction zone and adjacent occupied Project Lot; or (2) extend from either end of the construction zone a length that is twice the separation distance between the construction zone and closest residence. For stationary construction equipment (as defined by the Section 12.08.440 of the Los Angeles County Code), temporary sound barriers surrounding three sides of the equipment (with the remaining open side facing the opposite direction from the adjacent occupied residences) shall be erected and maintained.

The temporary sound barriers shall remain in place throughout the duration of the applicable construction activity. To determine the appropriate height and length of the temporary noise barrier, prior to construction activities for each phase of development, the construction contractor shall determine the nearest occupied residence to the phased construction activity and abide by the below requirements:

<table>
<tr><th>Distance from Construction to On-site, Occupied Residence</th><th>Type of Equipment</th><th>Noise Barrier Height</th><th>Location for Barrier</th></tr>
<tr><td>50 to 99 feet</td><td>Mobile</td><td>14 feet</td><td>Along boundary between construction zone and adjacent Lot.</td></tr>
<tr><td>50 to 99 feet</td><td>Stationary</td><td>11 feet</td><td>Within 5 feet of stationary equipment, 3 sides</td></tr>
<tr><td>100 to 250 feet</td><td>Mobile</td><td>12 feet</td><td>Along boundary between construction zone and adjacent Lot.</td></tr>
<tr><td>100 to 300 feet</td><td>Stationary</td><td>11 feet</td><td>Within 5 feet of stationary equipment, 3 sides</td></tr>
<tr><td>Beyond 250 feet</td><td>Mobile</td><td>None</td><td>None</td></tr>
<tr><td>Beyond 300 feet</td><td>Stationary</td><td>None</td><td>None</td></tr>
</table>
</td><td>Temporary noise barriers during construction activities</td><td>During construction activities</td><td>Project Applicant or Developer and
Construction Contractor</td><td>County Department of Public Works</td></tr>
<tr><td>14.1</td><td>Population/Housing</td><td colspan="3">NA</td><td>NA</td><td>NA</td><td>NA</td></tr>
<tr><td>15.1</td><td>Public Services</td><td colspan="3">NA</td><td>NA</td><td>NA</td><td>NA</td></tr>
<tr><td>16.1</td><td>Recreation</td><td colspan="3">NA</td><td>NA</td><td>NA</td><td>NA</td></tr>
</table>

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
17.1	Transportation	**MM-4.17-1:** *Construction Traffic Management Plan.* Prior to construction of the Project, the Applicant shall prepare a detailed Construction Traffic Management Plan, that shall be prepared in accordance with the County's Requirements For Temporary Traffic Controls For Lane Closures, Street Closures And Detours and supplemental to Part 6 of the Greenbook Standard Specifications for Public Works Construction, subject to County review and approval. The Plan shall include, but not be limited to, the following: ▪ Maintain existing access for land uses in proximity of the Project site throughout construction, unless otherwise approved by the County. ▪ Schedule deliveries and pick-ups of construction materials to non-peak travel periods, to the maximum extent feasible. ▪ Coordinate deliveries and pick-ups to reduce the potential of trucks waiting to load or unload for protracted periods of time. ▪ Minimize obstruction of through traffic lanes on The Old Road and ensure adequate evacuation capabilities of the Project site and nearby developed areas that may require use of The Old Road during evacuations. Use flag persons as needed to ensure safe traffic operations along The Old Road. ▪ If any lane closure is necessary, include detailed safety precautions for pedestrians and bicyclists to allow for safe passage such as alternate routing, protection barriers, and appropriate signage. ▪ Construction equipment traffic from the contractors shall be controlled by flagman. ▪ Identify designated transport routes for heavy trucks (in addition to haul trucks) to be used throughout Project construction. ▪ Schedule vehicle movements to ensure that there are no vehicles waiting off-site and impeding public traffic flow on the surrounding streets. ▪ Install temporary construction signs to warn vehicular traffic of reduced speed limits in construction zone. ▪ Establish requirements for loading/unloading and storage of materials on the Project site, where length of time traffic travel lanes could be encumbered and/or sidewalk closings or pedestrian diversions would be implemented, to ensure the safety of the pedestrians. ▪ Coordinate with adjacent property owners and emergency service providers to ensure adequate access to the Project site and surrounding uses. ▪ Limit potential roadway lane closure(s) to off-peak travel periods. ▪ Identify a contact person in the Construction Traffic Management Plan that would be available to oversee implementation of the Plan and address any community concerns.	Prepare a detailed Construction Traffic Management Plan for review and approval by County	Prior to construction	Project Applicant or Developer	County Department of Public Works
			Implement Construction Traffic Management Plan	During construction activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
17.2	Transportation	**MM-4.17-2.** *Transportation Demand Management (TDM) Program.* Prior to issuance of final map recordation, the Project Applicant shall prepare a TDM Program aimed at discouraging single-occupancy vehicle trips and encouraging alternative modes of transportation, such as carpooling, taking transit, walking, and biking for residents. The TDM Program shall be subject to review and approval by the Los Angeles County Department of Regional Planning and Los Angeles County Public Works. The exact measures to be implemented shall be determined when the TDM Program is prepared, prior to issuance of a final map recordation for the Project. The following TDM measures are based on measures by the California Air Pollution Control Officers Association (CAPCOA) publication, *Handbook for Analyzing Greenhouse Gas*	Prepare a TDM Program aimed and submit to County for review/approval	Prior to issuance of final map recordation	Project Applicant or Developer	County Department of Public Works and/or Planning
			Implement Subsidized or Discounted Transit Program	Active for three (3) years following initial deposit by the Applicant	Project Applicant or Developer	County Department of Public Works and/or Planning

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (2021). The TDM Program must include, but would not be limited to, the following: a) Locating the Project near a Bike Lane; Improving Bike Boulevard; Expand Bikeway Network: The Project shall include a Class III bicycle route on the proposed "A" Street, "B" Street, and the gated private access road on-site, which would connect to Los Angeles County's future Class II bicycle lane along the Project frontage on The Old Road. b) E-Bikeshare System: The Project shall include an E-bike loaner program (separate from the publicly accessible options in the City of Santa Clarita) to provide residents with short-term access for trips. This program shall be active for five years following an initial deposit by the Project Applicant. c) Provide Community-Based Traveling Planning: The Project shall provide households with customized information, incentives, and support to encourage the use of transportation alternatives in place of single occupancy vehicles, thereby reducing household vehicle miles traveled (VMT). The Project shall create a ridesharing program for school children. Most school districts provide bussing services to public schools only. School Pool helps match parents to transport students to private schools or to schools where students cannot walk or bike and do not meet the requirements for bussing. d) Carpool/Vanpool Incentives: The Project shall include monetary assistance with fares or gas costs for carpool/vanpool users. This incentive shall be active for three years following an initial deposit by the Project Applicant. e) Implement Subsidized or Discounted Transit Program: The Project shall provide subsidized/discounted daily or monthly public transit passes. This incentive shall be active for three years following an initial deposit by the Project Applicant.				
8.1	Tribal Cultural Resources	**MM-4.18-1**: *Retention of Native American Monitoring*. Prior to the commencement of any ground disturbance activities, the applicant/owner/developer shall retain a Native American monitor/entity procured by the Fernandeño Tataviam Band of Mission Indians. The applicant/owner/developer shall make arrangements with the retained Native American monitor/entity to enter into a Native American Monitoring Agreement with the intent of securing a total of one Native American monitor to be present during initial ground disturbance (including testing, clearing, grubbing, and grading operations) occurring from one foot above native soils and up to five feet below the surface of native soil. Initial ground disturbance is defined as initial construction-related earthmoving of sediments from their place of deposition. This definition excludes movement of sediments after they have been initially disturbed or displaced by current Project-related construction. More than one monitor may be required if multiple areas within the Project site are simultaneously exposed to initial ground disturbance causing monitoring to be hindered by the distance (more than 100 feet apart) of the simultaneous activities.	Retain a Native American monitor/entity procured by the Fernandeño Tataviam Band of Mission Indians.	Prior to the commencement of any ground disturbance activities	Project Applicant or Developer	County Department of Regional Planning
			Enter into a Native American Monitoring Agreement with retained Native American monitor/entity to monitor	Prior to the commencement of any ground disturbance activities	Project Applicant or Developer	County Department of Regional Planning
			Monitoring during initial ground disturbance	During initial construction-related earthmoving of sediments from their place of deposition	Project Applicant or Developer and Native American monitor/entity and Construction Contractor	County Department of Public Works
18.2	Tribal Cultural Resources	**MM-4.18-2**: *Workers Environmental Awareness Program*. The retained Native American monitor/entity procured by the Fernandeño Tataviam Band of Mission Indians (as detailed in MM-4.18-1, above) shall be notified by the applicant/owner/developer of the time and location of the Worker Environmental Awareness Program (WEAP) training no later than 72 hours prior to its scheduled occurrence. The applicant/owner/developer shall provide the	Notification of WEAP training and access/opportunity to participate in training	72 hours prior to its scheduled occurrence and during WEAP training	Project Applicant or Developer and Construction contractor	County Department of Public Works

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		retained Native American monitor/entity the access and opportunity to participate in the WEAP training. For further details and requirements pertaining to the WEAP training, please see MM-4.5-2.				
18.3	Tribal Cultural Resources	**MM-4.18-3**: *Inadvertent Discovery Clause*. In the event that potential prehistoric or historic-era Native American/Tribal resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring within 60 feet of the find shall immediately stop and the retained Native American monitor/entity procured by the Fernandeño Tataviam Band of Mission Indians (as detailed in MM-4.18-1, above) must be notified promptly. The find shall be assessed by the retained Principal Investigator/Archaeologist (as detailed in MM-4.5-1) in consultation with the retained Native American monitor/entity. Consultation shall assess and document potential finds in real time to determine whether or not additional study is warranted. In the event that human remains and associated funerary objects are inadvertently encountered during construction activities, the remains and funerary objects shall be treated in accordance with state and local regulations that provide requirements with regard to the accidental discovery of human remains, including California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98, and CEQA Guidelines Section 15064.5(e). In accordance with these regulations, if human remains are found, the County Coroner must be immediately notified of the discovery. Additionally, the retained Native American monitor/entity must be notified of the discovery immediately. No further excavation or disturbance of the Project site or any nearby (no less than 100 feet) area reasonably suspected to overlie adjacent remains can occur until the County Coroner has determined, within 2 working days of notification of the discovery, if the remains are potentially human in origin. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant must then complete their inspection within 48 hours of being granted access to the site. The most likely descendant would then determine, in consultation with the property owner, the disposition and treatment of the human remains.	Construction work to stop if potential prehistoric or historic-era Native American /TCRs are exposed and notification to Native American monitor	During construction activities	Project Applicant or Developer and Construction contractor	County Department of Public Works
			If human remains and associated funerary objects are found, notification to appropriate parties and stop work	During construction activities	Project Applicant or Developer and Construction Contractor	County Department of Public Works
19.1	Utilities/Service Systems	NA	NA	NA	NA	NA
20.1	Wildfire	**MM-4.20-1**: *Wildfire Education Program*. The Homeowners' Association (HOA) Covenants, Conditions, and Restrictions for the Project shall require that the HOA include a Fire Safety Coordinator position as part of the HOA Board, who shall be responsible for preparing and implementing an educational program with wildfire-related information, including the Wildfire Evacuation Plan (WEP) and the Fire Protection Plan (FPP) requirements, to be provided to all residents and occupants, including residents and occupants of the senior affordable housing units. Similarly, the Property Manager(s) of the senior affordable housing shall serve as the Fire Safety Coordinator for the affordable housing residents and shall be responsible for preparing and implementing an educational program with wildfire-related information, including the WEP and the FPP requirements to be provided to all residents and occupants. The Covenants, Conditions, and Restrictions will be submitted to the County of Los	HOA CCRs shall require that the HOA prepare an educational wildfire program. Educational program to be submitted to County for review and approval.	Prior to issuance of certificate of occupancy	Project Applicant or Developer and HOA	County Fire Department
			Emails and Mailers to be provided to residents and occupants	Biannual emails and mailers in April and August	HOA	County Fire Department
			Website developed and website address sent to residents and occupants	Throughout resident occupancy	HOA	County Fire Department
			New resident package	Through resident occupancy, specifically provided upon occupation of each new resident	Project Applicant or Developer and/or HOA	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Angeles (County) prior to issuance of certificate of occupancy. The educational program shall be prepared in easy-to-understand, graphically based materials and shall be annually reviewed and updated, as appropriate, in order to maintain high wildfire awareness. Program features shall include, but may not be limited to, the following: 1. Biannual email and mailers: Residents and occupants of all dwelling units on the Project site, including the senior affordable housing rental units, shall be provided with biannual emails and mailers in April and in August that include information such as reminders about annual defensible space inspections, how to prepare for wildfire season, evacuation information, prohibited high-risk activities, and how to prevent wildfires. Links to various resources on where to get trusted information, such as the Los Angeles County Fire Department (LACoFD), 211 Los Angeles County, and Ready Los Angeles County, shall be provided and updated annually, as necessary. Additionally, at least once a year, information on the following shall be provided in the email and mailer: (1) how to notify the County Office of Emergency Management (OEM) and Health and Human Services of special needs and/or required accommodations (Accessible Alert LA County, CERT programs, or other), for transportation or other special services; and (2) how to prepare for evacuation of pets and how to register for assistance with pet evacuations. 2. Website: A dedicated community website shall be developed and maintained by the HOA with more detailed information and resources about wildfire awareness, prevention, and evacuation. The website address shall be sent to all residents of the Project, including occupants of the senior affordable housing units. The website shall serve as a centralized resource for the fire and evacuation education program and include information from the FPP and WEP. In addition to general emergency preparedness education, the website shall include information that is included in emails, mailers, and workshops/webinars. The website shall have up-to-date fire watch and red flag warning alerts, as well as information on restrictions during fire weather conditions. Residents shall also be able to use the website to sign up for an annual residential defensible space inspection from the HOA fire safety committee. 3. New resident packet: All residents and new residents in the future shall be presented with a wildfire awareness and safety package upon purchase or rental of a residence. Within the package will be a USB drive with the WEP, FPP (which includes information on the regional fire hazard, how to build a go-bag, and tools to prepare a household evacuation plan), and a list of agencies and resources for receiving trusted information. 4. Emergency alert campaign: Residents shall be encouraged to sign up for Alert LA County. Alert LA County is the mass notification system for emergency alerts, weather alerts, health notifications, building alerts, and other updates from County, state, and federal agencies. Reminders shall be sent out in the biannual mailers and emails, on the community website, in the workshops, and in the new resident package. 5. Trail signage: Signs shall be placed at the new trailhead to provide all users with information about how to safely use the trail and shall include restrictions on smoking and firearm usage. Signs shall be evaluated annually by the HOA to ensure proper maintenance.	Emergency alert campaign	Throughout project occupancy	HOA	County Fire Department
			Provide and maintain trail signage at new trailhead	Upon completion of new trail and evaluated annually	Project Applicant or Developer and/or HOA	County Department of Parks and Recreation
			Establishment of a fire safety committee, including coordination of the FMZ inspections; distribution of the educational program to project occupants; communication with the County Fire Department	Throughout project occupancy	Project Applicant or Developer and/or HOA	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		6. HOA fire safety committee: The HOA shall establish a fire safety committee, which shall include the owner and property manager(s) from the senior housing that is responsible for overseeing the maintenance of community-wide fire protection features. Residents will be able to report fire hazards or hazardous fuel conditions to the HOA committee for remediation. The committee shall be responsible for the coordination of the third party fuel modification zone (FMZ) inspections and the volunteer residential defensible space inspections. The committee shall also be responsible for the creation and distribution of the educational program for the Project. The committee shall serve as a communication link between LACoFD and the community. 7. Senior Housing Carpool Program: The Fire Safety Coordinator shall be responsible for creating a senior housing carpool program available for all residents on the Project site, including the senior affordable rental units. The program shall ensure that all seniors who are not able to safely evacuate on their own are accounted for and transported during an emergency evacuation.				
20.2	Wildfire	**MM-4.20-2**: *Alternative Materials and Methods*. Prior to the execution of any contract with a construction contractor, the Project Applicant/Developer shall ensure that the following requirements shall be placed on the construction contractor's contract specification: All residential structures shall be built using ignition-resistant materials pursuant to the most recent Los Angeles County (County) Fire and Building Codes (Chapter 7A, focusing on structure ignition resistance from flame impingement and flying embers in areas designated as high fire hazard areas). The following are additional ignition-resistant construction requirements, beyond existing code requirements: 1. The 16 residences included in the southeastern portion of the Project site (within Lot 5 of the Tentative Tract Map) adjacent to the off-site open space area shall include the following features for additional fire prevention, protection, and suppression (Figure 4.20-2, Fuel Modification Zones, of the Draft EIR): i. Windows on structures facing the open space areas shall include dual panes, with both panes tempered. ii. Exterior walls and doors shall be constructed to a standard of minimum 1-hour fire rated with one layer of 5/8-inch type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing, from the foundation to the roof, for all exterior walls of each building. iii. Exterior vents shall be ember-resistant (recommend BrandGuard, O'Hagin, or similar vents approved by LACoFD). iv. A solid 6-foot-tall wall shall be constructed of concrete masonry units between on-site structures and off-site open space. Proof of compliance shall be provided to the County prior to issuance of a certificate of occupancy for homes that require these additional fire prevention, protection, and suppression features.	Ensure requirements (for alternative materials and methods) on Construction Contractor's contract specification	Prior to the execution of any contract with a construction contractor	Project Applicant or Developer	County Fire Department
			Additional requirements for 16 residences within Lot 5 of the TTM	During construction of Lot 5 residences	Project Applicant or Developer and Construction Contractor	County Fire Department
			Proof of compliance	Prior to issuance of a certificate of occupancy for 16 residences within Lot 5 of TTM	Project Applicant/Construction Contractor	County Fire Department
20.3	Wildfire	**MM-4.20-3**: *Annual Fuel Modification Zone Inspection*. The Homeowners' Association (HOA) Covenants, Conditions, and Restrictions shall require annual fuel modification inspections to be conducted to confirm and document compliance with fuel modification maintenance requirements, as defined in the Los Angeles County Fire Department (LACoFD) approved fuel modification plan.	Annual fuel modification zone inspections to confirm and document compliance with fuel	Annually, to be submitted in May/June of each year	Project Applicant or Developer and HOA	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		The HOA shall obtain a fuel modification zone (FMZ) inspection and report in May/June of each year to document and certify that vegetation management activities throughout the Project site have been performed. If the FMZ areas are not compliant, the HOA shall have a specified period to correct any noted issues, and re-inspection shall be required to achieve the annual certification of compliance. Documentation of compliance shall be retained by the HOA and provided to LACoFD upon request.	modification maintenance requirements			
20.4	Wildfire	**MM-4.20-4**. *Construction Fire Prevention Plan*. Prior to the commencement of construction activities, the Project Applicant/Developer shall prepare a construction fire protection plan (FPP) that requires the training of construction personnel and provides details related to fire-suppression procedures and equipment to be used on-site during construction. The construction FPP shall be consistent with the requirements in California Building Code Chapter 33 and California Fire Code Chapter 33, shall be subject to review and approval of the Los Angeles County Fire Department (LACoFD), and shall include the following: ▪ Protocols for conducting mandatory Project-specific environmental awareness training for all on-site construction workers, including the requirement to conduct the training prior to any grubbing or ground disturbance, and requirements for ongoing training to occur prior to commencement of each phase of construction ▪ Requirements to conduct and document construction worker trainings, which shall include protocols for minimizing potential ignition activities, vegetation clearing, parking requirements/restrictions, equipment/vehicle idling restrictions, smoking restrictions, initial attack firefighting, proper use of gas-powered equipment and storage of flammable fuels, use of spark arrestors, fire reporting, and hot work restrictions ▪ LACoFD-approved construction work restrictions during red flag warnings and high to extreme fire danger days ▪ Specifications for access to adequate water supplies and/or water trucks to service construction activities ▪ Documentation of emergency contact information and protocols for on-site emergency response communication to on-site workers, coordination with local fire agencies, and reporting/documentation procedures for actions taken ▪ Designation of an on-site fire awareness coordinator with itemized description of their role and responsibility for ensuring compliance with the construction FPP, including demonstration of compliance with applicable plans and policies established by state and local agencies and documentation of completion of required construction worker trainings	Preparation and submittal of a construction fire prevention plan for County Fire Department review	Prior to the commencement of construction activities	Project Applicant or Developer	County Fire Department
			Implementation of construction fire prevention plan	During construction activities	Project Applicant or Developer and Construction Contractor	County Fire Department
20.5	Wildfire	**MM-4.20-5**. *Construction-Related Fire Prevention Measures.* Prior to the execution of any contract with a construction contractor and issuance of grading permits, the Project Applicant/Developer shall ensure that the following requirements shall be placed on the construction contractor's contract specification: ▪ All required fuel modification for each phase of construction activity shall be implemented prior to commencement of that phase and prior to combustible building materials being delivered to the site.	Inclusion of construction-related fire prevention measures within construction contractor's contract specifications	Prior to the execution of any contract with a construction contractor and issuance of grading permits	Project Applicant or Developer	County Fire Department
			Implementation of all required fuel modification	Prior to commencement of that phase and prior to combustible building materials being delivered to the site	Project Applicant or Developer	County Fire Department
			Improvements within the active development area shall be in place	Prior to bringing lumber to the Project site	Project Applicant or Developer	County Fire Department

#	Environmental Factor	Mitigation Measure(s)	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		▪ Prior to bringing lumber onto the Project site, improvements within the active development area shall be in place, including utilities, operable fire hydrants, an approved, temporary roadway surface, and fuel modification zones (FMZs) established pursuant to the construction fire protection plan (FPP) and Los Angeles County Fire Department (LACoFD) requirements. ▪ All temporary construction power lines shall only be allowed in areas that have been cleared of combustible vegetation. ▪ All-new permanent power lines shall be installed underground for fire safety purposes.	Siting of temporary construction power line locations	During construction activities	Project Applicant or Developer and Construction Contractor	County Fire Department
			Installation of all new permanent power lines shall be underground	During construction activities	Project Applicant or Developer and Construction Contractor	County Fire Department
21	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such as all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Los Angeles County Department of Regional Planning

Table within MM-4.4-9: Impacts to SEA Resource Category Communities and Proposed Preservation for the Trails at Lyons Canyon Project Using APNs 2826-018-034, 2826-017-044, 2826-017-043, 2826-017-041, 2826-014-057, and 2826-014-067

SEA Resource Category	Total Impacts (acres)	Mitigation Requirement (acres)[a]	On-Site Preservation (acres)[b]	In-Kind Off-Site Preserved Acres Needed[c]	In-Kind Acres Provided by the Six Parcels[d]	Out-of-Kind Off-Site Preserved Acres Needed[e]	Out-of-Kind Acres Provided by the Six Parcels[f]	Total Preservation (acres)	Excess Acreage	Preservation to Impact Ratio: Required	Preservation to Impact Ratio: Provided
1	3.68	18.39	0.52	17.87	0	26.74	27.47	27.99	9.60	7.5:1	7.6:1
3	14.77	44.31	10.79	33.52	30.14[g]	5.07	24.77[h]	65.70	21.39	4.5:1	4.45:1
4[i]	32.40	64.80	115.78	0	383.01	NA	NA	498.79	433.99	3:1	15.4:1
5[j]	35.61	NA	16.24[k]	NA	NA	NA	NA	NA	NA	NA	NA

Notes: SEA = Significant Ecological Area; APN = Assessor's Parcel Number; NA = not applicable.

[a] This is determined by the impacts multiplied by the ratio of preservation required per the County of Los Angeles' SEA Implementation Guide (5:1 for Category 1, 3:1 for Category 3, and 2:1 for Category 4).

[b] Preserved in the Conservation Area established by the proposed MM-4.4-1.

[c] In-kind preservation within the Santa Susana Mountains/Simi Hills SEA, per proposed MM-4.4-2.

[d] APNs 2826-018-034, 2826-017-044, 2826-017-043, and 2826-017-041.

[e] Out-of-kind preservation within the Santa Susana Mountains/Simi Hills SEA is at 1.5:1 for same category (used for SEA Resources Category 1) and 1.25:1 for a higher category (used for SEA Resources Category 3), per proposed MM-4.4-2.

[f] Out-of-kind preservation of SEA Resource Category 1 (oak riparian forest).

[g] In the form of *Quercus agrifolia* Association.

[h] *Quercus agrifolia* Association preservation used for Project impacts to *Ericameria palmeri* Provisional Shrubland Alliance, *Eriodictyon crassifolium* Provisional Shrubland Alliance, *Nassella* [*Stipa*] spp. - *Melica* spp. Herbaceous Alliance, and *Rhus trilobata* - *Crataegus rivularis* - *Forestiera pubescens* Shrubland Alliance.

[i] For SEA Resource Category 4, preservation can be out-of-kind if the resource is of the same category.

[j] No preservation ratio is needed for SEA Resource Category 5, per se, only that the values that it supports (such as movement opportunities) are preserved.

[k] This would be transformed to a higher value SEA Resource Category if MM-4.4-2 is implemented.

HOUSING COMMUNITY ECONOMIC
LACDA
Los Angeles County Development Authority

July 31, 2024

TENTATIVE MAP CONDITIONS OF APPROVAL
Project No. PRJ2021-001195
Tract Map No. 83301
Assessor Identification No. 2826-022-027

The following provides a summary of the housing permit conditions of approval for the project located at 24925 Chiquella Lane, Stevenson Ranch, CA 91381 (Project), as they relate to the oversight and approval obligations of the Los Angeles County Development Authority (LACDA).

The LACDA recommends clearance of this project to proceed to public hearing so long as the subdivision conforms to the policies and procedures of the LACDA as stated below to the satisfaction of the Executive Director of the LACDA, or their designee.

The conditions of approval prior to final map recordation include, but are not limited to:

1. The income restricted units shall be indistinguishable in exterior and interior design from the non-restricted units within the project in terms of appearance, materials and finished quality. The income restricted units shall have the same number of bedrooms as the non-restricted units at the project. In a development with a variety of bedroom counts per unit, the percentage of income restricted units with a particular number of bedrooms shall be equal to the percentage of the non-restricted units at the project with the same number of bedrooms.

2. The income restricted units shall be dispersed throughout the project equitably and be no less attractive or desirable on average (whether because of convenient access or amenities) than the other non-restricted units.

3. The income restricted units shall be constructed within each development phase of the project, as applicable.

4. Developer acknowledges that an affordable housing covenant related to the income-restricted units shall be approved and recorded prior to, or concurrently with, final map recordation.

5. Developer acknowledges that a one-time compliance monitoring fee will be collected for each income restricted unit at the time of covenant recordation. Monitoring will include annual owner certification.

6. All affordable units, including voluntary or proffered units, must align with the income categories as defined in Title 22 of the Los Angeles County Code. Under no circumstance should any affordable unit, including voluntary/proffered units, exceed 150% AMI as defined by HCD's income and rent limits.

7. The affordable housing covenant for homeownership projects shall include provisions restricting the initial sale to eligible buyers and requiring an equity sharing agreement with the County that states the terms set forth in Los Angeles County Code Section 22.166.070.A.3.d. All income restricted units, regardless if they are voluntary/proffered or approved under the County's Density Bonus and/or Inclusionary Housing ordinances, are subject to the LACDA's equity sharing program and guidelines.

8. The initial sales price of the income restricted units in homeownership projects will be determined by the LACDA's Affordable Sales Price Calculator (subject to be updated and changed periodically), available on the Department of Regional Planning's website.

9. The affordable housing covenant is a land use covenant and must be senior to all deeds of trust.

If you need more information or have any questions about this report, please contact Andrew Miller, Housing Policy & Programs Analyst, by email at andrew.miller@lacda.org.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
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FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

August 16, 2024

Erica Aguirre, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Erica Aguirre:

SEA CONDITIONAL USE PERMIT NUMBER RPPL2021003113
OAK TREE PERMIT NUMBER RPPL2021003070

We have reviewed the "Request for Protected Tree Permit #RPPL2021003070." The project is located at APNs 2826-022-026, -027, -035; 2826-023-014; 2826-041-039 in the unincorporated area of Santa Clarita. The Protected Tree Report is accurate and complete as to the location, size, condition and species of the protected trees on the site. The term "Protected Tree Report" refers to the document on file by Dudek, the consulting arborist, dated April 2024.

We recommend the following as conditions of approval:

PROTECTED TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, pay the fees invoiced through EPIC-LA to the County of Los Angeles Fire Department. Such fees shall be used to compensate the County Forester per inspection and to cover expenses

incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. These fees provide for one (1) initial inspection prior to the commencement of construction and four (4) subsequent inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department's Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester, any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining protected trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Protected Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining protected trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the protected tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

6. Copies of the Protected Tree Report, protected tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the protected resource shall be familiar with the Protected Tree Report, protected tree map, mitigation planting plan and conditions of approval.

PERMITTED PROTECTED TREE REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of two hundred sixty-five (265) trees of the Oak, Walnut, Cottonwood, Willow and Elderberry genus (*Quercus agrifolia, Quercus lobata, Quercus berberidifolia, Juglans californica, Populus fremontii, Salix laevigata, Salix lasiolepis and Sambucus cerulea*) identified as Tree Numbers 21, 23, 25, 28, 30, 32-34, 37, 40, 42-45, 54, 57, 63, 76-79, 81, 83, 85, 89, 91, 93, 95, 97, 105, 109, 113, 115, 122, 125, 132, 134, 137, 139-150, 152-154, 157-158, 161, 163-168, 171, 173, 175, 178-179, 181-182, 184-192, 194-200, 202-205, 207, 209, 211-213, 215-217, 220, 222, 225, 227, 229, 231, 233, 235-236, 238, 240-242, 244-249, 251-252, 254-256, 258-260, 262-266, 268-271, 273-277, 279, 281, 283, 287, 291, 293, 295-297, 299, 329, 339, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 415, 417-422, 425-430, 434-435, 438, 444-446, 449-451, 461-468, 471-472, 479, 481-484, 487-490, 492, 542-549, 551-553, 555-556, 558-559, 595-603, 607, 610-611, 614-619, 769, 788,

835, 846-848, 855, 873, 875-877 and 881-883 on the applicant's site plan and Protected Tree Report. This grant allows encroachment within the protected zone of sixteen (16) trees of the Oak and Elderberry genus identified as Tree Numbers 69, 71, 74, 223, 285, 437, 448, 473-477, 480, 485-486 and 541 on the applicant's site plan and Protected Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of a protected tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved and treated as recommended by the consulting arborist.

8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. In no case shall more than 20% of the tree canopy of any one tree be removed.

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

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak, Walnut, Cottonwood, Willow and Elderberry genus at a rate of two to one (2:1) for each tree and ten to one (10:1) for heritage tree removed for a total of six hundred forty-two (642) trees; plus one hundred thirty (130) debris basin impacted trees. The permittee shall provide mitigation trees of the Oak and Elderberry genus at a rate of two to one (2:1) for any tree and ten to one (10:1) for heritage tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.

11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

12. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia, Quercus lobata, Quercus berberidifolia, Juglans californica, Populus fremontii, Salix laevigata, Salix lasiolepis and Sambucus cerulea* grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the permitted protected tree removals. Mitigation trees shall be planted on site or within the same community if approved by the County Forester. If mitigation trees are deemed impossible by the County Forester, only then a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the protected resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester

according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

15. All mitigation protected trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the protected genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the protected genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the protected resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any protected tree that will be retained.

19. Utility trenches shall not be routed within the protected zone of a protected tree unless the serving utility requires such locations.

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any protected tree. No temporary structures shall be placed within the protected zone of any protected tree.

21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5719.

Very truly yours,

Kien Tan

KIEN TAN, DEPUTY FORESTER, FORESTRY DIVISION
COMMUNITY RISK REDUCTION BUREAU

KT:jl

Enclosure

OAK TREES:
Care and Maintenance



This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or
- equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://www.fire.lacounty.gov

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
http://planning.co.la.ca.us

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak
QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES : DEEP GREEN, 3"-4" LONG : PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS : FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERLY BY AGRICULTURE and URBAN DEVELOPMENT.



Coast Live Oak
QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES : GLOSSY GREEN, 1"-3" LONG : SPINY, ROUNDED, AND HOLLY-LIKE : BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak
QUERCUS WISLIZENii

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES : DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT— NOT CURLED UNDER.

OTHER COMMON OAKS :
CALIFORNIA BLACK OAK : QUERCUS KELLOGGi
CANYON LIVE OAK : QUERCUS CHRYSOLEPIS
ENGELMANN OAK : QUERCUS ENGGLMANNii

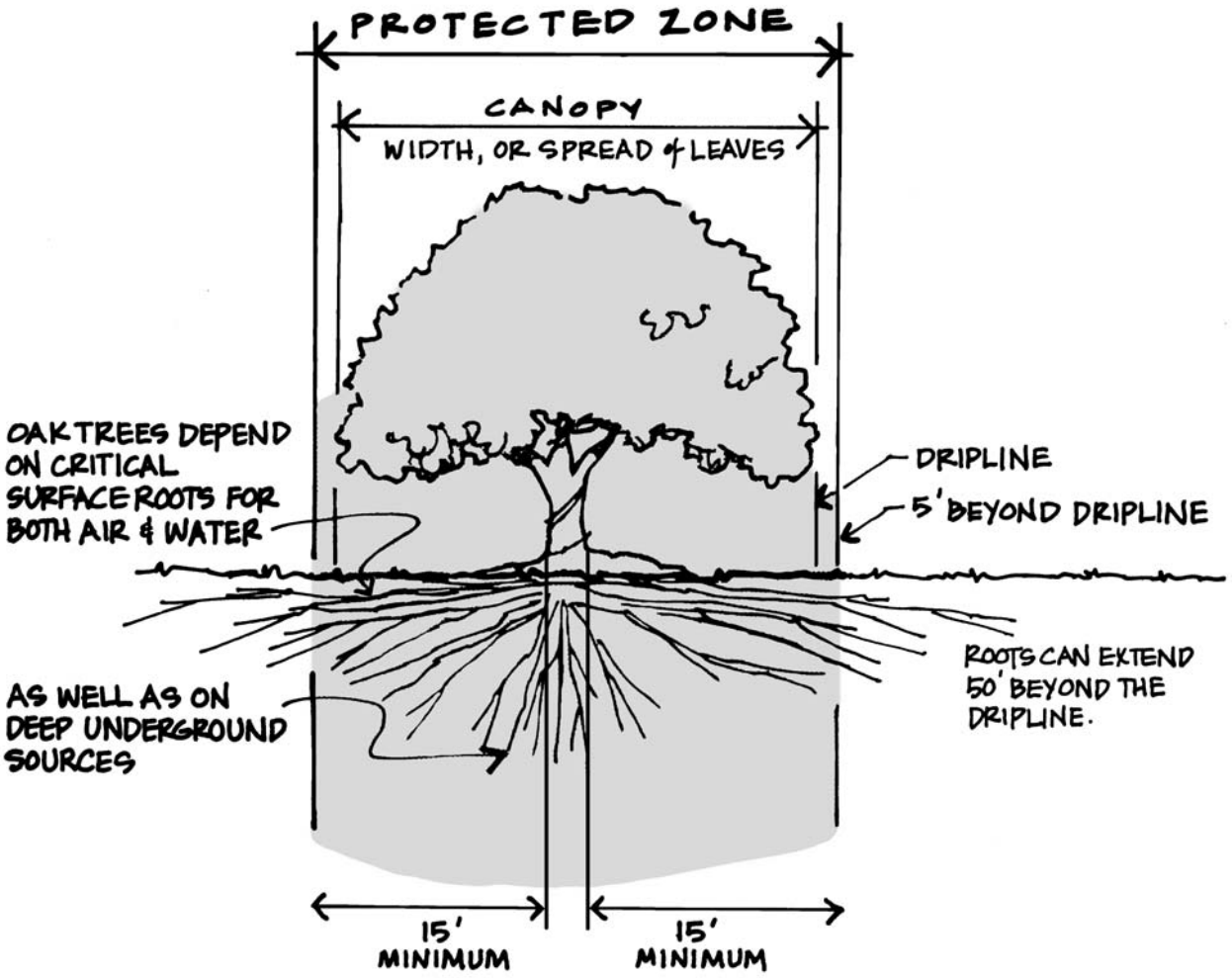
THE PROTECTED ZONE

The ***protected zone*** defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

> "The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

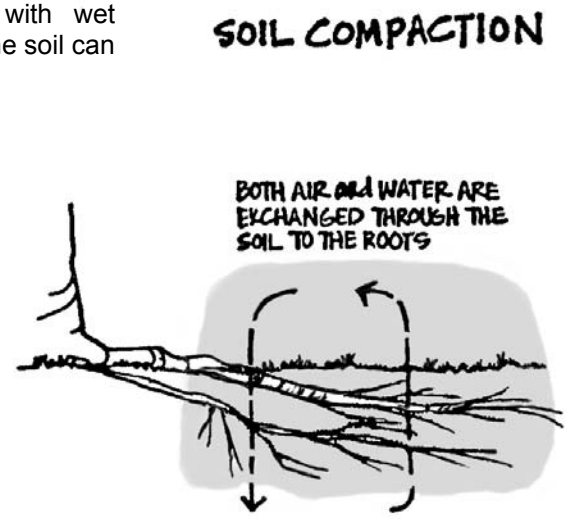
If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

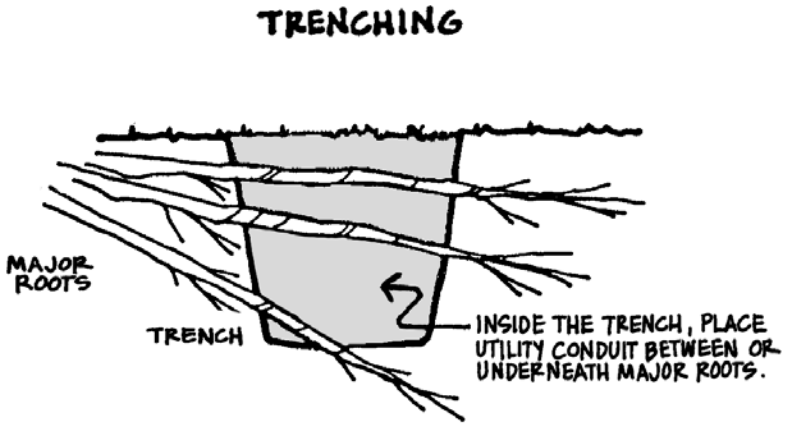
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

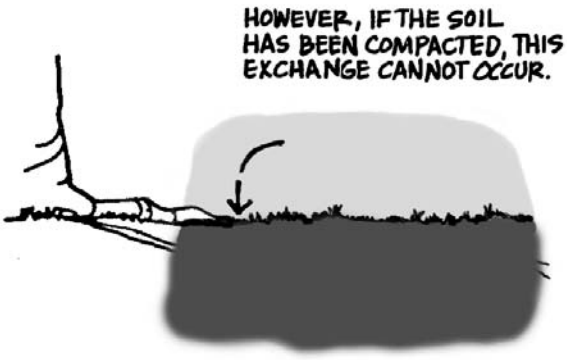
Soil Compaction and Paving

The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).







MAINTENANCE

Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require **any** additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

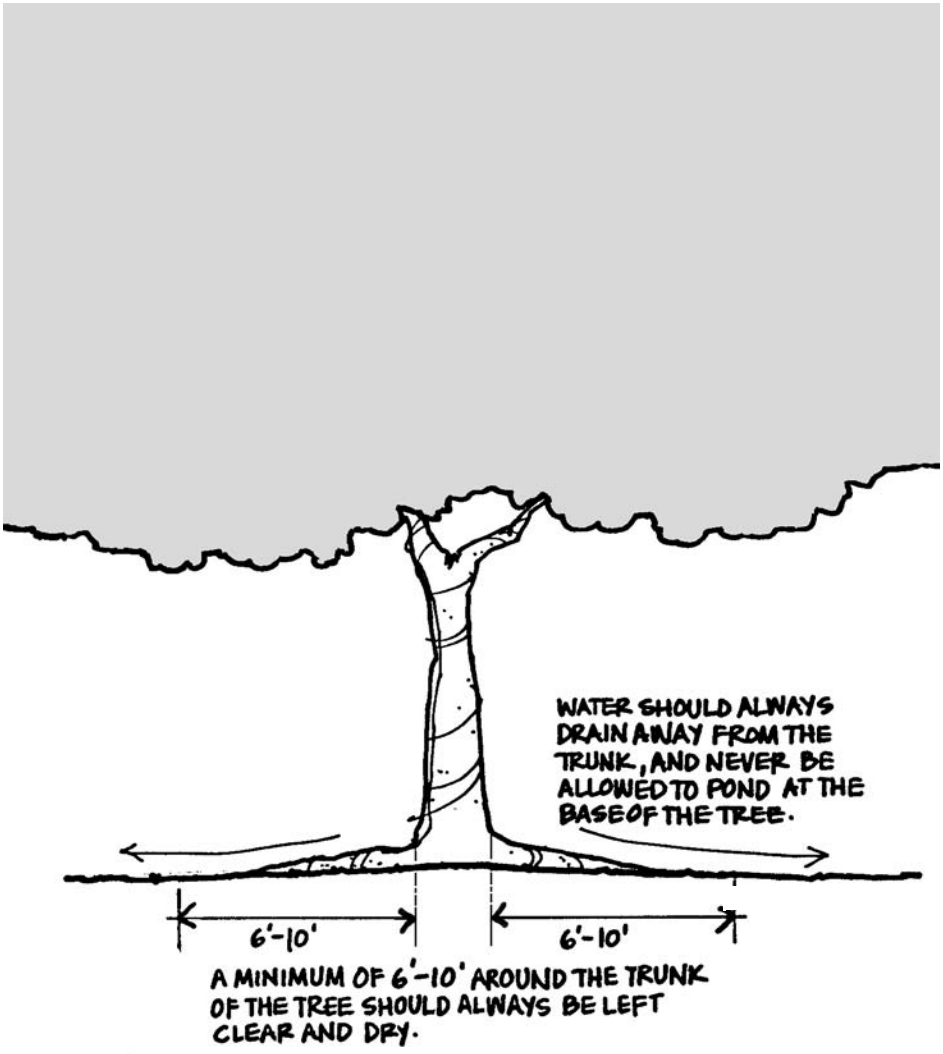
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for “dry shade.” Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
Arctostaphylos densiflora 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
Arctostaphylos edmundsii Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
Arctostaphylos hookeri Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
Ceanothus griseus horizontalis Carmel Creeper	Less than 2 1/2’ tall, low & creeping. Clusters of small blue flowers.
Heuchera spp. Coral Bells	2-4' mound. Flowers on an upright stem 2-3” high and spotted with red or pink.
Mahonia aquifolium compacta Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
Ribes viburnifolium Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the *Sunset Western Garden Book* to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
http://www.fire.lacounty.gov/forestry

University of Califonia
Oak Woodland Conservation Workgroup
http://ucanr.edu/sites/oak_range/

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
2707 K Street, Suite 1
Sacramento, CA 95816-5113
(916) 447-2677
www.cnps.org

California Oaks
428 13th. Street, Suite 10A
Oakland, CA 94612
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

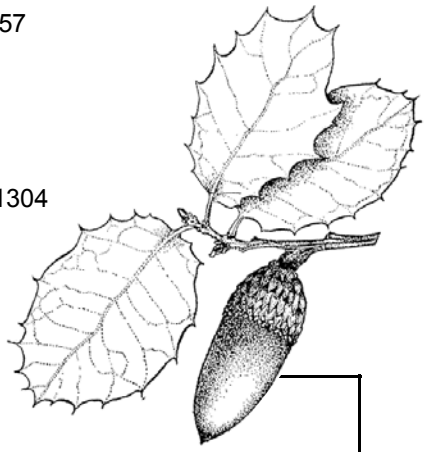
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-1948
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(818) 243-6488



Publications

For a list of publications both free and for purchase checkout the **University of California Oak Woodland Conservation Workgroup at http://ucanr.edu/sites/oak_range/**

Goldspotted Oak Borer: Integrated Pest Management for Land Managers and Landscape Professionals
University of California Statewide Integrated Pest Management Program. January 2013.

County of Los Angeles Fire Department
Forestry Division

County of Los Angeles
Board of Supervisors

Hilda L. Solis, First District
Holly J. Mitchell, Second District
Lindsey P. Horvath, Third District
Janice Hahn, Fourth District
Kathryn Barger, Fifth District

County of Los Angeles Fire Department

Anthony C. Marrone, Fire Chief

Defensible Space Unit
605 N. Angeleno Avenue
Azusa, CA 91702
(626) 969-2375

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5719

Fire Plan Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702
(626) 969-5205

Grants/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5723

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773
(909) 599-4615

Technical Operations Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5752

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331
(818) 890-5720

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California
Department of Conservation
Geologic Energy Management Division

Gavin Newsom, Governor
David Shabazian, Director

July 15, 2022

VIA EMAIL

Ms. Erica Gutierrez
Los Angeles County Department of Regional Planning
320 W Temple St #13th Floor
Los Angeles, CA 90012
egutierrez@planning.lacounty.gov

Dear Ms. Gutierrez:

TRAILS AT LYONS CANYON PROJECT, NOP - Notice of Preparation of a Draft EIR, STATE CLEARNINGHOUSE NO. 2022060346.

The California Geologic Energy Management Division (CalGEM) has received and reviewed the above referenced project received June 16, 2022. CalGEM provides the following comments regarding the Trails at Lyons Canyon Project.

1. With the mission of safeguarding public health and protecting the environment, CalGEM administers regulations and procedures pertaining to all oil and gas wells on California public and private land and offshore. Operators must obtain CalGEM approval and permits for a variety of activities, including drilling, reworking, and plugging and abandoning oil wells. Wells must be constructed and maintained in accordance with CalGEM regulations. No well work may be performed on any oil, gas, or geothermal well without written approval from CalGEM. This includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any re-abandonment work.

2. The project boundary encompasses one known plugged and abandoned oil well within the Lyon Canyon (abandoned) Oil Field:

API	0403706017
Lease	Ayers
Well Number	1
Type	Dry Hole
Status	Plugged & Abandoned

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Several wildcat wells exist in the surrounding area and may not be accurately mapped. CalGEM's district office shall be notified of any oil well found during development activities. Please visit CalGEM's website to view oil and gas well locations at https://maps.conservation.ca.gov/doggr/wellfinder

3. Prior to development activities near oil and gas wells, please contact CalGEM for a review and recommendations. Public Resources Code (PRC) section 3208.1 establishes well re-abandonment responsibility when a previously plugged and abandoned well will be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, and geothermal wells.

   CalGEM categorically advises against building over, or in any way impeding access to oil, gas, or geothermal wells. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access including, but not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, sidewalks, roadways, and decking. Maintaining sufficient access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure.

   There are no guarantees a well abandoned in compliance with current CalGEM requirements as prescribed by law will not start leaking in the future. Any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. CalGEM acknowledges that wells plugged and abandoned to the most current CalGEM requirements, as prescribed by law, have a lower probability of leaking in the future. However, there is no guarantee that such abandonments will not leak.

   PRC section 3208.1 gives CalGEM the authority to order and/or permit the re-abandonment of any well where there is reason to question the integrity of the previous abandonment, or if the well is not accessible or visible. Responsibility for re-abandonment costs may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for re-abandonment as:

   a) **The property owner** - If the well was plugged and abandoned in conformance with CalGEM requirements at the time of plugging and abandonment, and its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the

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well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.

b) **The person or entity causing construction over or near the well** - If the well was plugged and abandoned in conformance with CalGEM requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be re-abandoned, or to follow the advice of the supervisor or district deputy not to undertake the construction, then the person or entity causing the construction over or near the well shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.

c) **The party or parties responsible for disturbing the integrity of the abandonment** - If the well was plugged and abandoned in conformance with CalGEM requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the re-abandonment.

No well work may be performed on any oil, gas, or geothermal well without written approval from CalGEM. Well work requiring written approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other abandonment or re-abandonment work. CalGEM also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. California Code of Regulations (CCR) section 1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e., casing cut down or casing riser added) to meet this regulation, a permit from CalGEM is required before work can start. CalGEM makes the following additional recommendations to the local permitting agency, property owner, and developer:

a) To ensure that present and future property owners are aware of 3(a) the existence of all wells located on the property, and 3(b) potentially significant issues associated with any improvements near oil or gas wells, CalGEM recommends that information regarding the above identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.

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b) CalGEM recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC section 3106, CalGEM has jurisdictional authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources, damage to underground oil, gas, and geothermal deposits, and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to CalGEM's authority to order work on wells pursuant to PRC sections 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC sections 3236, 3236.5, and 3359 for violations within CalGEM's jurisdictional authority. CalGEM does not regulate grading, excavations, or other land use issues.

Thank you for considering CalGEM's comments. If you have any questions, please contact the Northern District office at (805) 937-7246 or via email at CalGEMNorthern@conservation.ca.gov

Sincerely,

Miguel Cabrera

Miguel Cabrera
Northern District Deputy

BF:bw:ks

cc: Chrono
CEQA
CEQA HQ
Jan Perez
STATE CLEARINGHOUSE
OLRA

LA COUNTY PLANNING

SENSITIVE HILLSIDE DESIGN MEASURES CHECKLIST

INFORMATION:

An online **DRP - Base Application - Permits and Reviews** must be completed via EPIC-LA (https://epicla.lacounty.gov). Incomplete applications will not be accepted. Please refer to "File An Application" (planning.lacounty.gov/how-do-i/file-an-application).

Applicants are advised to consult with planning staff prior to applying at **213-974-6411** or info@planning.lacounty.gov.

OVERVIEW

The policies of the Los Angeles County General Plan ("General Plan"), and area and community plans where applicable, seek to preserve significant natural features in hillside areas. These Hillside Design Guidelines ("Guidelines") are intended to implement those policies by ensuring that hillside development projects use sensitive and creative engineering, architectural, and landscaping site design techniques. The Guidelines also help ensure that hillside development projects are designed in a manner that allows the project to meet the findings of the Hillside Management Areas Ordinance ("Ordinance"). To accomplish this goal, these Guidelines include specific and measurable design techniques that can be applied to residential, commercial, industrial, and other types of projects.

Some design techniques may be more appropriate or feasible than others, depending on the type of project, location, size, complexity, site constraints, and other design techniques incorporated into the project. The design techniques most appropriate for a project to achieve the purpose of the Ordinance shall be determined by the applicant and the Director.

The Guidelines are encouraged but optional for all other hillside projects not subject to the Ordinance. Hillside Management Areas ("HMAs") have 25% or greater natural slopes; however, development on 24% or "lesser" slopes can have negative impacts on hillside terrain that could be minimized by following these Guidelines.

The Guidelines are divided into five major design categories containing a variety of sensitive hillside design measures. The five major categories are:

- Site Planning
- Grading and Facilities
- Road Circulation
- Building Design
- Landscaping

For substantial compliance with the Ordinance, projects must use the design measures contained in the Guidelines that reasonably can be implemented in the project design. The project applicant should consult and coordinate with County staff to determine the most appropriate design measures. While the design measures are not individually weighted in the Guidelines, more weight may be given to a particular design measure based on the location, context, size and/or complexity of the project. No individual design measure should be used as a sole means to deny or recommend denial of a project; rather, all characteristics of a project's design "as a whole" should be taken into consideration when making a final determination. The

Hearing Officer, Regional Planning Commission or Board of Supervisors is the final authority in determining whether required Ordinance findings can be made for a project.

Due to the variety, size, geology, hydrology, and complexity of development projects, there is no set number of design measures required in a project to ensure that it, as stated in subsection B of County Code Section 22.104.010: Hillside Management Areas, preserves and enhances the physical integrity and scenic values of HMAs, provides open space, and is compatible with and enhances community character. Staff and project applicants are advised that **four design measures per category** (Site Planning, Grading and Facilities, Road Circulation, Building Design, and Landscaping) is typically the appropriate number of design measures to be included in a project to allow the required Ordinance findings to be made for that project.

Staff and applicants are also advised that these numbers are general recommendations, and not absolute requirements. Because projects are tailored to the individual site requirements and conditions, it is possible that more or less measures may be appropriate. When considering whether to support a request for a lower number of measures from an applicant, factors that staff may consider include density, the size of the project, or whether the project is able to meet several partial credit design measures.

In situations where it is unclear whether a design measure is being fully utilized, County staff will use its recommendation for whole or partial design measure "credit" towards satisfying the Ordinance findings. Half-credit may be given for a design measure if the project design does not fully meet the design measure but partially satisfies it to the satisfaction of the County. Staff will also work with project applicants to determine which design measures can be implemented as project conditions of approval.

OTHER STANDARDS

In addition to meeting Ordinance findings, all projects are also subject to applicable Plans, County policies, the Zoning Code and Subdivision Ordinance, Healthy Design standards, and the California Environmental Quality Act. These standards or policies could influence which design measures to use within a project.

FACTORS AFFECTING RESIDENTIAL DENSITY

Sensitive hillside design techniques can be used to achieve a better project design while still maintaining a desired number of dwelling units. The General Plan land use designation ("plan category") establishes the appropriate residential density range for a project, including the density maximum. However, there are a number of other factors that can affect the project's density, such as:

- Land division standards (minimum lot size, lot width, street frontage and access)
- Zoning designation (minimum lot size/lot area per dwelling unit)
- Zoning standards (building setbacks, maximum lot coverage)
- Biological constraints (such as woodlands and wildlife habitats and corridors)
- Natural environmental hazards (such as geologic, seismic, fire, flood)
- Open space and parking requirements
- Public easements and dedications (such as for utilities)
- Community compatibility and neighbor concerns

LAND DIVISIONS

Past development patterns within the unincorporated County suggest that the largest hillside projects involve land divisions. Land divisions often have large amounts of grading along with the creation of new infrastructure and landscaping. While it should be expected that more design measures will be applicable

to land divisions, quantity should not be confused with quality. Smaller land divisions and non-land division projects should be evaluated not only by the number of design measures utilized but also by how effectively they are used to achieve a sensitive hillside design.

Use this checklist to track which of the Sensitive Hillside Design Measures are included in a project.

Use the "Notes" column to provide additional information where needed, such as where or how a design measure is shown on the plans; whether a design measure is only partially satisfied; or whether a design measure will be incorporated into the conditions of approval.

Date: May 14, 2025

Project Number: TR 83301

Planner: Erica Aguirre

1. Site Planning

Conserve land area and form, link open spaces, and promote a more attractive pattern of development that complements the hillside terrain.

Design Measure	Shown on plans	Does not apply	Notes
1.1. Locate 50% or more of the project's buildings and developable lots within 500 feet (ft.) of existing sewer, water and roadway infrastructure.	☐	☒	Not Consistent: Existing sewer, water and roadways are located at the project's frontage on The Old Road and within 500'. However, the project's development footprint is larger than lineal 500' so portions of project in the rear are farther than 500' away from existing sewer, water, and roadway infrastructure. (approx. 30% of proposed structures w/in 500').
1.2. Locate at least 50% of the development footprint on the flattest portions of the site[1] (i.e., those areas having slopes of less than 25%) when that area does not contain rare, sensitive, or State or federally listed threatened or endangered species.	☒	☐	Consistent: Over 50% of the development footprint is located on the flattest portion of the site.
1.3. Utilize all previously graded or disturbed areas on the site for new development to the greatest extent possible, before developing new areas, so that new development within undisturbed areas is reduced.	☐	☒	The site is predominantly undisturbed, ungraded land.
1.4. For new land divisions, contain at least 75% of developable lots within blocks that have a perimeter of ¼ mile (1,320 ft.) or less, measured from the roadway centerline. *(Note: The purpose of this design measure is to avoid unattractive "superblocks" of development on the hillside and instead use smaller block sizes that are more distinguishable from each other and can better fit in with the natural topography.)*	☒	☐	Not consistent: The blocks of the proposed development exceed the noted

[1] "Site" referred to in the Design Measures means the "project site" or "subject property."

1.5. For new land divisions, where lot clustering is allowed and compatible with community character, reduce all single-family lot sizes to 15,000 square feet (sf.) or less.	☐	☒	There are no single family lots proposed in the project. This said, the project contains a variety of unit types and sizes compatible with OVOV policies and the community character. The project contains no large estate home pads or larger home pads that would be indicative of the types of past hillside developments in the Santa Clarita area this item seeks to avoid.
1.6. For new land divisions, utilize a variety of small, medium and large lot sizes (such as 5,000, 10,000 and 20,000 sf.) in such a manner that it will produce different building layouts and sizes.	☐	☒	The project proposes large lot planning areas for condominium purposes. This said, the project contains a variety of unit types and sizes compatible with OVOV policies and the community character. The project contains no large estate home pads or larger home pads that would be indicative of the types of past hillside developments in the Santa Clarita area this item seeks to avoid.
1.7. Throughout the project site, differentiate elevations so that elevations between adjacent pads, between adjacent blocks, or between adjacent streets, range from 1 to 30 ft.	☒	☐	Consistent: See Tentative Tract Map; sheet nos. 4 & 5. All adjacent building pads are less than 30 ft.
1.8. Place the narrow side of the lot (or building pad) such that it allows the building façade to face the roadway.	☒	☐	Consistent: Buildings all face a private drive roadway or are served by an alley
1.9. Utilize terraced building pads in select areas within the site to preserve slopes that exceed 50%.	☒	☐	Consistent: Building pads avoid slopes that exceed 50%.
1.10. Preserve the most prominent and unique slopes, hilltops and ridgelines[2] on the site for recreational uses within dedicated (or common) open space areas.	☒	☐	Consistent: The developed areas are largely clustered down away from mapped significant ridgelines and the open spaces to preserve unique slopes and
1.11. Exceed the minimum Ordinance open space acreage requirements by 10% or more.	☒	☐	Consistent: The project's on-site and off-site open space conservation areas well exceed (by more than 10%) the minimum Ordinance open space acreage requirements.
1.12. Preserve contiguous undisturbed open space throughout the site, utilizing segments of land that are at least 150 ft. wide.	☒	☐	Consistent: The project conserves contiguous undisturbed open space areas on-site well in excess of this 150'-wide threshold.
1.13. Utilize at least 25% of the overall project's disturbed (improved) open space for recreational purposes.	☒	☐	Consistent: The project's on-site conservation areas will provide publicly accessible trails meeting this threshold.
1.14. Locate and design improved open space as a buffer (recommended at least 50 ft. wide) between undisturbed open space and development.	☒	☐	Consistent: Undeveloped open space is on the outer edges of the project and is buffered from the development by improved open space (slopes) that varies in width.
1.15. Create scenic vista points at prominent locations such as hilltops and ridgelines, providing amenities[3] at the points and making them accessible to the public. When provided, this shall count as improved open space.	☒	☐	Consistent: The proposed trails shown will be dedicated to a public agency and connect to the existing trails at ridgelines and hilltops.
1.16. Provide private (connector) trails or pedestrian paseos that link together all of the project's open space areas (1 acre or larger) and connect to any onsite or offsite public trails.	☒	☐	Consistent: The open spaces are connected to the public trails shown on plans, which trails will be dedicated to a public agency, and to the proposed development and surrounding open spaces.
1.17. For new land division blocks of development that exceed 800 ft. between intersections, design mid-block through-paths such as trails or pedestrian paseos, that connect to intervening streets or open space areas, and make the paths accessible to the public.	☒	☐	Consistent: There are mid-block trails and paseos throughout.

[2] When ridgelines are mapped as "significant ridgelines" by the County, the stricter regulations applicable to those ridgelines shall apply and staff shall determine whether it is appropriate to give credit for this Design Measure.

[3] Such as decks, seating arrangements, overhead cover (trellis or gazebo), landscaping and shade trees, and information signs for landmarks or points of interest.

1.18. Use any other site planning techniques not listed in this section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to are tailored to allow the project to meet the findings required by this Ordinance.	☒	☐	
TOTAL	14	4	

2. Grading and Facilities

Avoid mass landform alteration, preserve the physical shape of the hillside, and maintain pleasant views.

Design Measure	Shown on plans	Does not apply	Notes
2.1. For projects with more than 100,000 cubic yards of onsite earthwork, avoid any mass cut and fill grading that would result a 25 ft. or greater in elevation change from the existing natural grade to the finished manufactured grade at any one point on the site.	☒	☐	Not Consistent: The project contains necessary cuts and fills that exceed 100' in elevation change.
2.2. Use contoured grading lines that match or closely match the existing topography, generally avoiding lines that trace 45 to 90 degrees against the natural contour.	☒	☐	Consistent: Contoured grading lines were used that match existing topography
2.3. Utilize undulating banks for graded slopes in order to maintain the natural pattern of the topography to the greatest extent feasible.	☐	☒	Not Consistent: The project's grading program does not use undulating banks. This is not part of LA County
2.4. Design the project's longer graded horizontal slope surfaces and slope increments (typically 300 or more ft. in length) to be variable in terms of height and spacing to replicate natural topographical patterns, taking into account hydrology design and any sewer, water and storm drain infrastructure.	☐	☒	Not Consistent: Project slopes are not variable; they are at 2:1 throughout, typical for graded slopes in the
2.5. Locate water tanks and other similar types of structures that are 20 ft. tall or taller so that their highest point is at least 50 ft. below the crest of the highest hilltop or ridgeline, on or off the site, that is located within 500 ft. of the water tank or similar structure.	☒	☐	Consistent: The water tank is located at elevation 1530 and nearest hilltop within 500' is 1590, 60' above.
2.6. Locate visually intrusive structures (such as water tanks) so that they are hidden from public views, placing them behind hills, buildings, landscaping, existing trees or other more appropriate and attractive screening objects.	☒	☐	Consistent: The water tank is located at rear of site, far from public views, and hidden by graded slopes.
2.7. Avoid berms and block walls that obstruct views from or to buildings. Instead, locate and design the buildings in accordance with the other site planning, road circulation, building and landscaping design measures contained in these Guidelines.	☒	☐	Consistent: The project contains no berms or block walls which

2.8. Design drainage facilities as multi-purpose site features[4] that are attractively landscaped, conserve water, improve water quality, and provide opportunity for recreational activity. *(Note: These features may be counted towards required open space acreage, as improved open space, if designed to the County's satisfaction. Such features should be located in areas already designated for improvement such as park sites, roadsides, or previously-graded flat areas.)*	☐	☒	Not Consistent: Drainage facilities are not designed as a multi-purpose site feature; their sole purpose is to appropriately handle
2.9. Build retaining walls to be less than six ft. in exposed height, and terrace the walls where appropriate and in a manner that does not substantially increase visual impacts.	☐	☒	Not Consistent: Retaining walls exceed 6' in height, up to 17.5'. Included as a density bonus development
2.10. Use earth-tone colors and materials[5] for exposed hardscape surfaces such as block walls, retaining walls, drainage terraces and storm gutters.	☒	☐	Consistent: The walls and drains will be designed with
2.11. Use attractive designs and materials that are compatible with, or that enhance, community character for any walls or fencing used to enclose public facilities (such as debris and retention basins), especially when such facilities are in highly-visible locations and/or are designed as "multi-purpose" site features. *(Note: Safety and security shall be maintained for the facilities when using a more attractive wall or fence design.)*	☐	☒	Not Consistent: The project is not proposing enhanced materials to enclose public facilities such as
2.12. Use any other grading and public facility design techniques not listed in this section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by this Ordinance.	☒	☐	
TOTAL	7	5	

3. Road Circulation

Preserve the physical shape of the hillside, maintain good connectivity, and provide scenic roadway views.

Design Measure	Shown on plans	Does not apply	Notes

[4] Subject to the approval of Los Angeles County Department of Public Works.
[5] Subject to the approval of Los Angeles County Department of Regional Planning.

3.1.	Provide at least two points of paved roadway access[6] to a County highway (major or secondary) for any project (or portion of development) greater than 50 dwelling units and 10 acres in size. *(Note: This practice should only be considered when the second road connection will not require a substantial amount of additional grading; special consideration may be given when connecting to an adjacent community or providing access to community services such as schools and parks.)*	☒	☐	Consistent: Project is designed with 2 points of access from "A" Street and "B" Street as shown on TM & Exhibit Map.
3.2.	Locate and design new roadways to follow the existing natural slope contours, avoiding mass landform alteration and excessive grading.[7]	☒	☐	Consistent with County requirements: Public streets have been designed to Public Works' and Fire Dept. standards with grades less than 5% as shown on TM sheet nos. 4 & 5.
3.3.	Utilize private drives instead of public streets on 50% or more of the project road circulation system to allow slightly higher gradients (up to 15%) that result in less grading and better conformance to natural slope contours, taking into account hydrology design and any sewer, water and storm drain infrastructure.	☒	☐	Consistent: More than 50% of the roadways within each lot are private driveways and firelanes as shown on TM sheet nos. 4 & 5.
3.4.	Use undulating patterns and varying grades[8] for roadway segments exceeding 1,000 ft. in length.	☒	☐	Consistent: Roads have curves and reverse curves throughout.
3.5.	Connect roadways to form blocks wherever feasible (2,000 sf. or less block perimeter), such that at least 75% of the development footprint (to include public facilities) is contained within blocks. *(Note: The purpose of this is to provide good access and connectivity for safety reasons, and to use roadways to buffer development from natural vegetated areas.)*	☒	☐	Not consistent: The block perimeters exceed the noted 2,000 feet.
3.6.	Use culs-de-sac in limited instances, such as where road connections would require grading into 50% or greater slopes or grading into 25% or greater slopes for a distance of more than 500 ft.	☒	☐	Consistent: Cul-de-sacs are not proposed.
3.7.	Provide unpaved trail or paved pedestrian path thru-connections (e.g. pedestrian paseos) for all culs-de-sac. *(Note: Fee-dedicated strips are recommended instead of easements on private lots.)*	☒	☐	Consistent: Multi-purpose private access road at the perimeter private driveway and firelane surrounds the site; the development blocks have trail connections.
3.8.	Utilize "edge" (single-loaded) roads along at least 50% of the development perimeter, in areas with steep hillside terrain, and to buffer development from undisturbed open space.	☒	☐	Consistent: A single-loaded, multi-purpose private access road surrounds the site.
3.9.	Place all new roadways and paved driveways at least 100 ft. below the crest of the tallest hilltop or ridgeline located onsite, or offsite within 500 ft. of the project boundary.	☒	☐	Consistent: All new roadways are located over 100' below the crest of the tallest hilltop.
3.10.	Design "split" roadways or landscaped medians to preserve unique or important natural features (such as oak trees or rock outcroppings).	☐	☒	Not Consistent: The project is not proposing split roadways or landscaped medians to preserve unique

[6] May be a private roadway or fire lane but shall be un-gated, accessible by the public, and of sufficient width to meet Los Angeles County Fire Department requirements.
[7] Subject to the sight distance, signing, striping and marking requirements of Los Angeles County Department of Public Works.
[8] Subject to the maximum allowed street grade requirements of Los Angeles County Department of Public Works.

3.11. Use bridge design techniques that are attractive, maximize the preservation of natural watercourses, and allow easy wildlife migration beneath the bridge (minimum 6 ft. of vertical and horizontal clearance recommended)	☐	☒	Project contains no bridges.
3.12. Use private drives instead of public roadways when it will result in narrower roadway widths that create less grading. *(Note: Private drives should conform to the Los Angeles County Private Drives and Traffic Calming Manual, and should not eliminate sidewalks or reduce sidewalk connections throughout the development.)*	☒	☐	Consistent: All the roadways within each lot, except for the A and B roadways, are private driveways and firelanes as shown on TM sheet nos. 4 & 5.
3.13. Use any other roadway circulation design techniques not listed in this section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by this Ordinance.	☒	☐	
TOTAL	11	2	

4. Building Design

Promote more attractive views through building siting and orientation, and use of building materials and colors that complement natural hillside features.

Design Measure	Shown on plans	Does not apply	Notes
4.1. Place structures and/or limit their height so that their rooflines are equal to or below the elevation of the roadway grade of the development above.	☐	☒	The project proposes two roads (A & B Street) that loop around the project to provide access to all parcels. Parcels fronting the road are same elevation, more or less, as the road. Parcels do not tier off of the road.
4.2. Utilize terraced (split-level) or "cantilevered" building designs wherever feasible on 25% or greater slopes. *(Note: Split-level homes should have a second floor exterior that is visibly set-back from the first floor exterior so that a terraced profile can be seen from the public view.)*	☒	☐	Consistent: Massing articulation, pop-outs and cantilevers used appropriately as shown on architectural elevations.
4.3. Use a variety of house, garage and other building placements that better responds to the hillside terrain and created a more interesting and attractive streetscape.	☒	☐	Consistent: 3 elevation styles (Spanish Modern, Irving Gill, & Wrightian) applied throughout site between Planning Areas.
4.4. Limit building heights to 2 stories (or 25 ft.) when sited on 25% or greater slopes or when the building pad elevation is located less than 50 ft. below the crest of the nearest hilltop or ridgeline located within a linear distance of 500 ft.	☒	☐	Consistent: The proposed buildings are located more than 500 linear feet from the nearest ridgeline. Although the proposed structures are 26' to 45', the building pads are well below the 50'.
4.5. Use a wider variety of architectural treatments and materials[9] for the facades and exteriors of buildings that are located in highly-visible areas on the site (such as main entryways, higher elevations, and isolated lots or building pads that can be seen from public view).	☒	☐	Consistent: Elevations demonstrate a variety of architectural elements across 3 different styles as shown on architectural elevations.

[9] Such as metal, stone, wood, brick, plaster, and concrete.

4.6.	Use pitched roofs (at least 1.5:1) and shingles for new residences.[10]	☒	☐	Consistent: Roof pitches designed are greater than 1.5: 1 as shown on Roof Plan on Exterior Elevation Sheets
4.7.	Utilize architectural design techniques to screen rooftop mechanical equipment from public view.	☒	☐	Consistent: Rooftop mechanical equipment is screened from public view.
4.8.	Design building exteriors with stonework and/or woodwork that matches rock and tree varieties found in visible locations on the site or in the surrounding community within a distance of one mile. *(Note: Materials shall not be sourced from sensitive or scarce local resources such as oak trees, unless the project design is already removing these materials on site due to other project constraints and reusing them).*	☒	☐	Consistent: A majority of materials include stucco and fiber cement siding as shown on architectural elevations and Material Board (Sheet No. A7.00)
4.9.	For business signs, use wood construction materials and painted lettering/logos, avoiding the use of metal and plastic, and with 18 sf. or less total sign surface area (10 sf. for projecting signs) per business establishment.	☐	☒	
4.10.	Design monument signs to be constructed with wood, stone, brick and/or decorative concrete, and to be no more than 6 ft. in height. *(Note: The placement of all monument signs shall accommodate an adequate line of sight to the adjacent roadway.)*	☒	☐	Consistent: Project monument signage will comply
4.11.	Limit all signs so that they project upward no higher than the roofline of the building (or nearest adjacent building), and do not disrupt sightlines to the horizon.	☒	☐	Consistent: Signage provided will be at entries (community entry signs) and regulatory signs needed for parking/no parking and fire access, etc. No signs will project above the homes.
4.12.	Illuminate signs from the exterior, with downward-projecting, hooded light fixtures that minimize light trespass.	☒	☐	Consistent: All exterior coachlights have a top shield as shown on architectural elevations.
4.13.	Use any other building design techniques not listed in this section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by this Ordinance.	☒	☐	Noted.
	TOTAL	11	2	

5. Landscaping

Preserve existing vegetation, conserve water and provide more attractive and shaded settings within the developed areas of the hillside project.

Design Measure	Shown on plans	Does not apply	Notes

[10] Subject to approval by the Los Angeles County Fire Department.

5.1.	Retain and incorporate 50% or more of existing on-site trees and woodlands (particularly native and drought-tolerant species, and oak woodlands) into the overall project landscaping plan[11].	☒	☐	849 trees identified on site. 334 trees impacted; 70% of the trees are retained and incorporated into site landscaping.
5.2.	Avoid all healthy[12] oak tree encroachments and removals through the sensitive location and design of development.	☐	☒	**Not Consistent: Avoidance of all encroachments is not possible.**
5.3.	Landscape all graded slopes and improved open spaces in an attractive manner that accomplishes at least two or more of the following beyond a State or County-required minimum (whichever is more restrictive): a) restores habitat; b) conserves water or improves water quality; c) provides shade for pedestrians and bicyclists; d) enhances slope stability (must landscape all slopes ≥ 5 ft. high); e) increases fire protection; and f) provides recreational opportunities.	☒	☐	**Consistent: Planting at graded slopes enhances slope stability (d), increases fire protection (e), and provides recreational opportunities (f).**
5.4.	Utilize native and drought-tolerant trees, shrubs and ground cover over all exposed graded areas.	☒	☐	**Consistent: See landscape plans.**
5.5.	Landscape at least 50% of all graded slopes and improved open spaces at a minimum ratio of one new shrub per 100 sf. of total graded slopes and improved open space area, and one new tree per 800 sf. of total graded slopes and improved open space area.	☒	☐	Consistent: Shown on plans, over 50% of improved open spaces have been planted with with 1 shrub per 100 sf and 1 tree per 800 sf.
5.6.	Vary the height, placement and color of appropriate landscaping materials throughout the site.	☒	☐	**Consistent: See landscape plans.**
5.7.	Use a wide variety of local and non-invasive plant species within the project's improved open space areas, matching or exceeding the variety found on-site and listed in the project's plant surveys and biota reports.	☐	☒	Consistent: The entire project shall be composed of non-invasive, native and climatically appropriate plant species; however, comparisons to existing species counts have not yet been completed.
5.8.	Plant new native and drought-tolerant trees and shrubs of a sufficient interval, size and height to screen hardscape surfaces and unadorned features such as block walls; infrastructure; and exposed and prominently located building facades.	☐	☒	**Consistent (as qualified): Planting shall screen exposed surfaces when Fuel Modification offsets allow.**
5.9.	Use plant materials and irrigation systems that, combined, conserve water 20% or more beyond State and County requirements.	☐	☒	**As shown on landscape plans, 28% of the planted area shall include establishment irrigation only (water turned off after establishment) Additionally, the majority of species to be used on-site shall be low water use species, with moderate water use plants to follow fuel modification guidelines.**
5.10.	Reapply the graded topsoil to manufactured slopes and improved open space areas.	☐	☒	
5.11.	Use any other landscaping design techniques not listed in this section that either through innovation or in consideration of specific site constraints or other specific project factors, are tailored to the site and allow it to meet the findings required by this Ordinance.	☐	☒	**The overall planting palette, composed of shade and accent trees, screening shrubs and hedges, ground covers, vines, and lawn, has been designed to reflect a distinctive sense of place for the Project. A fuel modification plan for the Project development footprint would be required to be designed in compliance with the Los Angeles County Fire Department (LACoFD) Fuel Modification Guidelines and best practices. See pages 3-13 to 3-14 of the Draft EIR for more detail.**
	TOTAL	5	6	

[11] May require consultation with the County biologist prior to conceptual landscaping plan approval.
[12] As determined by a qualified arborist. Only applies to oaks that are the minimum ordinance size or larger.

Burden of Proof Statements/Findings of Fact for Requested Discretionary Land Use Entitlements for "The Trails at Lyons Canyon Project"

- Applicant: NUWI-Lyons Canyon LLC
- Project: "The Trails at Lyons Canyon"
- APNs: 2826-041-039, 2826-023-014, 2826-022-026, 2826-022-027 and 2826-022-035

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***Conditional Use Permit Request 1*: Density-Controlled Development (per LACC Sections 22.158 & 22.140.170)**

Pursuant to LACC Section 22.158.050, the Applicant shall substantiate the following:

A. The proposed use will be consistent with the adopted General Plan for the Area.

The 233.49-acre subject property's (the "Property") land use designation per the Santa Clarita Valley Area Plan (aka, the "One Valley, One Vision" Plan or "OVOV") is H2—Residential 2, an "urban" land use designation permitting development of a maximum of 2 dwelling units per acre, or a total of 467 units on the Property as a whole. With respect to the Property's H2 land use designation and development of properties so designated, OVOV states: "density-controlled development (clustering), in accordance with the provisions of the Zoning Ordinance, is encouraged on lands with significant environmental and/or topographical features or resources, in order to preserve open space for protection of these natural features or resources, or to provide recreational amenities…" (OVOV, page 52, H2 – Residential 2).

The Property is located in a County-designated Hillside Management Area and within the Santa Susana Mountains/Simi Hills Significant Ecological Area ("SEA") with topography characterized by hillside and valley terrain with moderate to steep variations. The Property's elevations range from approximately 1,654 feet above mean sea level at the southwest corner to approximately 1,300 feet at the northeast corner. Lyons Canyon, located in the central portion of the Property, drains eastward into the South Fork of the Santa Clara River, which leads to the Santa Clara River approximately 3.75 miles northeast of the Property.

Through use of a density bonus being applied in accordance with State law and the County's ordinance implementing same, the Applicant is seeking to construct a total of 510 residential dwelling units—a combination of attached and detached condominiums (of which 24, or 5% of the Project's 467 "baseline" for-sale units, will be dedicated to middle/moderate-income households, consistent with the County's inclusionary housing ordinance) and a 48-unit (1 manager's unit) very low-income senior citizen housing building (these 47 very low-income senior citizen units comprise 10% of the Project's 467 baseline units; while the Applicant would be eligible for a density bonus of up to 32.5% per County ordinance for this 10% very low-income unit set-aside, it is only seeking an 9% density bonus for the Project)—and additional amenities, trails and open space improvements on the A-2-1, A-2- 2, C-3 and C-3-DP-zoned Property. Consistent with OVOV's direction, to avoid developing on many of the Property's open hillsides and other sensitive areas, the Applicant is requesting approval of a Density-Controlled Development Conditional Use Permit ("DCD CUP") to allow the Project's attached and detached condos, very low-income senior citizen units, and community recreation center to be constructed on smaller lots clustered on approximately 46.77 acres of the Property positioned proximate to the Property's frontage on the Old Road. Through the DCD CUP, the Applicant will be able to

preserve 65% of the Property (approximately 152.84 acres) as natural open space. This arrangement also allows the Applicant to program an extensive trail system in the Project, containing approximately 1 mile of publicly accessible trails.

Consistent with DCD CUP requirements (see LACC 22.140.170, *et seq.*), the Project proposes to cluster the proposed housing on 10 residential lots (or "Lots") on approximately 41.48 acres (18%) of the 233.49 acre Property; proposed net densities for the lots would range from a low of approximately 7.7 dwelling units per acre (Lot 8) to a high of approximately 64.0 dwelling units per acre (Lot 10, the very low-income senior citizen housing building). The lots are proposed to be located along private access driveways. As noted, approximately 152.84 acres of the Property will be conserved as permanent natural open space and will comply with density-controlled development requirements.

Clustering the residential components of the Project via the requested DCD CUP will enable the Project to meet density-controlled development and OVOV goals by:

- Reducing the total amount of grading required on the Property because (1) the grading limits proposed are significantly pulled back from the grading limits authorized under existing entitlement approvals for the Property (i.e., the DR Horton single-family homes and senior citizen condominium project; see VTTM No. 53653 and related County approvals; collectively, the "DR Horton Project Approvals") and (2) new grading limits reduce total graded acres by 27 acres from that approved for the DR Horton project.
- Preserving oak trees and other native vegetation in the larger portions of the Property through preservation of 65% of the property as natural open space in the southerly and westerly portions of the Property.
- Preserving existing significant ridgelines located on the Property in their natural state.
- Preserving open space. As noted, the Project preserves approximately 152.84 acres of natural open space. Without clustering, construction of the same number of units would require substantially greater area and would significantly reduce land area available for natural open space preservation. With the proposed clustering, the area preserved for natural open space is far greater than the area preserved under the DR Horton Project Approvals.
- Creating substantial recreational areas available to the public. The Project provides approximately 1 mile of trails across the Property that would connect to off-site trails. In addition, the Project will include substantial amenities maintained by the homeowner's association for residents of the Project, including a community recreation center and passive and active park spaces.

B. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

The proposed residential development of the Property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the Project has been designed to be compatible with surrounding land uses and to conform to all applicable regulations and requirements of the County's Planning and Public Works ordinances and codes. The Project's detached condominiums and attached condominium townhouses are consistent with the Property's Agricultural zoning classification (these units are permissible in the subject A-2-1 and A-2-2 zones pursuant to the LACC, albeit on smaller lots through the DCD CUP, which is intended to preserve more expansive open space on the Property than would otherwise be achievable under the subject agricultural zoning's minimum 1- and 2- acre lot size standards). Schools in the area, including Wiley Canyon Elementary School, Rancho Pico Junior High School and West Ranch High School, have capacity to serve the expected student population. The Project will provide a number of amenities for the Project's residents and for the surrounding community to enjoy, including abundant natural open space and an extensive trail network connecting the public to the Project's open space and adjacent offsite trail networks.

All construction and grading operations at the Property will be conducted in strict conformance with the County Grading Ordinance. The design of the residential development and the types of improvements proposed will not cause public health problems, since storm drainage, fire protection, flood control and geological and soils factors will be addressed, as appropriate, in the conditions of approval for the Project. Existing development—including single-family homes, multi-family residences and commercial uses—is located adjacent to and nearby the Property to the north, northwest and east.

On the basis of the foregoing, the Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. Project implementation will, however, directly address a critical County need by introducing new housing, including badly needed very low-income senior citizen rental housing and moderate/middle-income for-sale housing ("workforce" housing), to the Santa Clarita market.

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

The proposed residential development will not prove materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site because the Project will develop a high-quality mix of residential components, attached and detached condominiums (including 24 units dedicated for sale to moderate/middle-income households) and badly needed very low-income senior citizen rental housing, with a focus on natural open

space conservation and orderly development of the Property; adjacent land to the north and northwest is similarly developed with residential development; the proposed residential development will be served by fully-improved streets and public utilities; and the homes provided will be of a quality that meets and/or exceeds that of adjacent and nearby homes. With the proposed Project clustered near the frontage along The Old Road, the existing elevated homes north of the Project will continue to enjoy views of the open space. Moreover, the Project will provide opportunities for local and regional recreation through its dedication of expansive natural open space and public trail enhancement, which is a valuable and enduring public benefit (the Property is currently fenced-off from public use).

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare

The Project will not jeopardize, endanger or otherwise constitute a menace to the public health, safety and welfare because the parcels will be graded and otherwise developed in strict compliance with the various standards, use restrictions and prohibitions outlined in the conditions of approval for the hillside management conditional use permit, including all life safety, public health and/or public welfare-related standards, conditions and/or requirements that may be imposed during the discretionary review process by the County's Fire Department, Sheriff's Department, Health Department, Public Works Department, or any other governmental agency with jurisdiction over same. The Project will result in a 18% reduction in the design flow from the 840-acre watershed that flows to the County Department of Public Works and Cal Trans culvert on the Property. This is not only a reduction in flow, but a reduction in flood hazard for the watershed and region, ultimately protecting The Old Road.

While the peak flood water surface at the entrance of the culvert is well below most of the existing residential units to the north, the commercial properties immediately north of the culvert is roughly at the same elevation and therefore potentially subject to flooding. The Project design will reduce the peak flood water elevation thereby stabilizing the existing bank of the channel, potentially eliminating erosion (or substantially reducing, at minimum) which will ultimately provide a flood control benefit to the uphill neighbors and northerly business owners by protect the channel from further eroding. The Project would not interfere with or physically impair an adopted emergency response plan or emergency evacuation plan. Development of the Project will transform the existing vacant land into a use compatible with adjacent residential uses. The Project will also remove, and therefore control, the trash, debris and other refuse that is occasionally strewn about the vacant Property as a result of unlawful dumping and trespassing.

C. ***That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Zoning Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.***

With State Density Bonus Law waivers and incentives, as applicable, all parcels to be developed on the Property will be of sufficient size and shape to accommodate required yards, walls, fences, parking, landscaping, and other applicable development standards and/or requirements. Even with clustering, the Project will meet the requirements prescribed in the Zoning Code (including the County's density bonus ordinance/program) and by State and County subdivision map act requirements.

D. That the proposed site is served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

The Old Road (an 80-foot-wide, fully improved secondary highway) will serve as primary access to the Property. Both the Calgrove and Lyons Avenue freeway interchanges provide direct access to the Property via the Old Road. The I-5 Freeway and the Old Road are designed with sufficient capacity to convey the Project's anticipated traffic without creating a significant impact. Improvements to the Old Road will further ensure adequate roadway capacity. The Project's interior roadway system has been designed consistent with County roadway design criteria for Private Drives. Right-of-way (ROW) widths for the main interior street, 'A' Street, is proposed as a Residential-Collector street, with a 64' full ROW having 40' clear-to sky paved access (10' lanes in each direction, and parallel parking on each side), including 6.5' parkways adjacent to 5' sidewalks (an additional 6-inches when abutting a hardscape), creating a pedestrian path of travel throughout the community. Right-of-way (ROW) widths for the main interior street, 'B' Street, is proposed as a Residential-Collector street, with a 57' full ROW having 40' clear-to sky paved access (10' lanes in each direction, and parallel parking on each side), including 6.5' parkways adjacent to 5' sidewalks (an additional 6-inches when abutting a hardscape) on the north side, and 5' parkways (no sidewalk) on the south side. The two streets create a loop system for ingress and egress to The Old Road. Within each lot are either a 26' or 36' clear-to-sky private drive and fire lane per LACFC Section 503.2.1.2.1. Each lot is designed to have multiple access points connecting to either 'A' or 'B' Street. The Project requires the construction of seven(7) Los Angeles County Flood Control District Debris Basins (LACFCD), two south of "B" Street, two west of Lot 5, two west of Lot 4, and one north of Lot 2. A 28-foot access road will be constructed around the community for maintenance vehicles to access the basins, creating a "fire-break" between the residential units and the open space areas. Furthermore, the access road will give the LA County Fire and Forestry Departments the ability to reach the open space areas in the

event of a brush fire or emergency. As shown in the Draft EIR at page 4.17-19, an operational analysis was conducted of traffic with the Project and in future year conditions for these intersections:

- The Old Road/Pico Canyon Road
- The Old Road/Calgrove Boulevard
- The Old Road/Project Driveway North
- The Old Road/Project Driveway South

The Project would not result in unacceptable or extended queuing at these intersections and driveways, as analyzed in the Transportation Impact Analysis (Appendix J to the Draft EIR). Therefore, the Project would be consistent with the operational criteria specified in the County's Transportation Impact Analysis Guidelines.

Further, as stated in the May 2025 Memorandum from Fehr & Peers re Additional Transportation Analysis for the Trails at Lyons Canyon Project, additional transportation analyses were conducted to include these study intersections:

a. Pico Canyon Road & I-5 Southbound Ramps

b. Lyons Avenue & I-5 Northbound Ramps

c. Lyons Avenue & Wiley Canyon Road

d. Calgrove Boulevard & I-5 Southbound Ramps

e. Calgrove Boulevard & I-5 Northbound Ramps

f. Calgrove Boulevard & Wiley Canyon Road

As detailed in the May 2025 Memorandum from Fehr & Peers re Additional Transportation Analysis for the Trails at Lyons Canyon Project and based on the City of Santa Clarita's Local Transportation Assessment Guidelines, the Project is not expected to cause substantial operational changes at these intersections. In addition, the Project is not expected to extend I-5 off-ramp queues into the freeway mainline. With imposition of mitigation, such as a Transportation Demand Management (TDM) Program and a Construction Traffic Management Plan, the proposed Project will not result in any significant impacts to the local street system. In addition, the Project will not result in any significant impacts to the regional (freeway/highway) transportation system. As such, the highways and streets are sufficient for Project traffic.

2. By other public or private service facilities as are required.

Domestic water service will be provided by the Santa Clarita Valley Water Agency, Valencia Water Division. Domestic sewer service will be provided by Santa Clarita Valley District of the Los Angeles County Sanitation District. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The Project is also within the boundaries of Newhall School District and William S. Hart Union High School District. Abundant shopping and employment exist nearby to the north of the Property. Nearby recreation areas include the Towsley Canyon Park to the south within the City of Santa Clarita. An analysis of public services impacts was completed as part of the Project Environmental Impact Report, which concluded that all public services can be provided to the Project without significantly impacting the service agency.

***Conditional Use Permit Request 2*: Hillside Management Areas (LACC Section 22.104.060)**

Pursuant to LACC Section 22.158.050, the Applicant shall substantiate the following:

A. The proposed use will be consistent with the adopted General Plan for the Area.

The 233.49-acre Property's land use designation per the Santa Clarita Valley Area Plan (aka, the "One Valley, One Vision" Plan or "OVOV") is H2—Residential 2, an "urban" land use designation permitting development of a maximum of 2 dwelling units per acre, or a total of 467 units on the Property as a whole. With the provision of 10 percent very low income housing, which allows a 32.5 percent density bonus, the proposed density of 510 dwelling units is not inconsistent with the General Plan's land use designation of H2. With respect to the Property's H2 land use designation and development of properties so designated, OVOV states: "density-controlled development (clustering), in accordance with the provisions of the Zoning Ordinance, is encouraged on lands with significant environmental and/or topographical features or resources, in order to preserve open space for protection of these natural features or resources, or to provide recreational amenities…" (OVOV, page 52, H2 – Residential 2).

The Property is within a Hillside Management Area (HMA) defined in LACC Section 22.104, Appendix I, as having 25% or greater natural slopes. The Property consists of a number of natural areas containing slopes exceeding 25% and 50% grade. It would be counter to County policies outlined in OVOV and the County's hillside grading ordinance for the Applicant to develop these steeper areas of the Property. Following OVOV's guidance, the Applicant is avoiding the great majority of the Property's steepest slopes by using a density-controlled development program, which will cluster the residential development on approximately 46.77 of the Property's 233.49 acres near the easternmost portion of the Project site proximate to The Old Road. The Applicant's requested Hillside Management CUP will work in concert with the Applicant's requested Density-Controlled Development CUP and other discretionary permits to set conditions regulating the Applicant's grading operations and protecting the great majority of the Property's natural hillside areas; this, in turn, will ensure Project consistency with both the goals of OVOV and the sensitivity of the HMA. The Project will bring much needed housing to the planning area and will preserve a significant amount of the Property's natural open space (exceeding 152 acres) for the community to enjoy, all in keeping with the goals and policies of OVOV.

B. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.

The proposed residential development of the Property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the Project has been designed to be compatible with surrounding land uses and to conform to all applicable regulations and requirements of the County's Planning and Public Works ordinances and codes. Project implementation of the County's Sensitive Hillside Design Measures will ensure the design of the development provides amenities, a comfortable living environment, and appropriate vehicular circulation. Moreover, the Project's access to open space via its enhanced trail network will promote a healthy and active lifestyle for persons living and working in the surrounding area.

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

Applicant's development of the Property in substantial conformance with the County's Sensitive Hillside Design Measures will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site because the Project will develop a high-quality mix of residential components on the Property, including attached and detached condominiums and badly needed very low- income senior citizen rental housing; adjacent properties to the north and northwest are developed with residential uses; the proposed residential development will be served by fully-improved streets and public utilities; and the homes provided will be of a quality that meets and/or exceeds that of adjacent and nearby homes. Moreover, the Project's clustered density-controlled development program will enable the Applicant to preserve much of the Property's open land to the south and southwest (approximately 152.84 acres) in its current natural state; this is wholly consistent with the goals of the County's hillside management program. The Project also provides for local and regional recreation through the dedication of open space and public trail enhancement, which is a valuable and enduring public benefit (the Property is currently fenced-off from public use).

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Construction crews will be required to follow the California Division of Occupational Safety and Health (Cal/OSHA) guidelines to ensure all construction activities will be conducted in a safe and organized manner consistent with all applicable standards and regulations related to safety. The Project's Vesting Tentative Tract Map outlines the development footprint that will be reviewed for compliance with County standards. Mitigation measures and conditions of approval will be derived by the public agencies after analysis of geologic/soils, drainage, solid waste, water, traffic, noise, etc., to implement criteria for the Applicant to design infrastructure that will support a safe and healthy environment for the planned community. Furthermore, the Project will be subject to compliance with all laws, regulations and/or recommendations in accordance

with the Federal, State, County, and local jurisdictions and/or governing agencies as imposed through approval of the requested permit.

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

The Project design has implemented the criteria listed in the Sensitive Hillside Design Measures to support the needs of the residential community. All of the parcels within the development will be of adequate size to provide the required yards, walls, fences, parking (private and guest), landscaping and other features that are required by the LACC Title 22 except as permitted through State Density Bonus Law waivers and incentives, as applicable.

D. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.

The Project satisfies the majority of the suggested design elements from the Road Circulation category of the Sensitive Hillside Design Measures checklist; some of the remaining elements do not apply. The Project proposes two main points of access to a County highway, The Old Road. The roadways internal to the Project are private streets in order to accommodate some of the natural contouring of the land, reduce grading, and maximize circulation. The Project's housing communities are designed to form smaller neighborhoods that provide good circulation for each of the units as well as good connectivity to the other areas of the site. Further, see Finding D.1. of the DCP CUP findings, incorporated herein by reference.

2. By other public or private service facilities as are required.

This Project's development footprint is adjacent to The Old Road, which has infrastructure available for connections. There is a County public sewer just to the north of the Property within The Old Road. There is public water service available from Santa Clarita Valley Water Agency. Additional improvements will be constructed to connect the Project to existing infrastructure as conditioned by the County Department of Public Works and other reviewing agencies. The Project is serviced by other utility companies such as Southern California Gas Company, Southern California Edison, along with a variety of cable service providers. With existing and proposed infrastructure, the Project site will be adequately served by other public or private service facilities.

Supplemental findings for a Hillside Management CUP (LACC Section 22.104.060)

A. That the proposed development preserves the physical integrity of Hillside Management Areas (HMAs) to the greatest extent feasible, resulting in lesser impacts to hillside resources, by:

1. ***Locating development outside HMAs to the extent feasible;***
2. ***Locating development in portions of HMAs with fewer hillside constraints; and***
3. ***Using sensitive hillside design techniques tailored to the site requirements.***

The Property is located within the H2- Residential "urban" land use designation of OVOV and has HMAs throughout. As classified in the LACC Section 22.104, Appendix I, HMAs have 25% or greater natural slopes. In order to preserve the integrity of the Property, the Project employs clustering, which minimizes the overall development footprint, including development within the HMA slopes. A slope analysis of the Property was utilized to guide placement of residential development areas in locations that serve to minimize impacts to steep slopes and reduce impacts to hillside terrain while providing for a viable housing development. The Project proposes to cluster a diverse mix of residential types (including very low-income senior citizen rental units and moderate/middle-income for-sale units) across approximately 46.77 acres, just 20% of the Property, in order to reduce the number of HMA slopes that would be impacted. Clustering also results in the development area to be largely contained in the lower-lying areas of the site, with most of the Project falling within the 0-24.99% slope range. This design approach also reduces the overall grading quantities that may have otherwise been generated by a more expansive design. The Project does not impact any significant ridgelines that traverse the Property. Clustering facilitates maximum open space preservation across the Property. As a result, impacts to natural drainage courses, woodland areas, and biota that are within the southerly expanse of the Property have been avoided; these lands will remain undisturbed and designated as natural open space (approximately 152.84 acres). Following the criteria provided in the County's Sensitive Hillside Design Measures, the Project has been designed in a responsible way to create a comfortable, active and aesthetically pleasing community for the area. The suggested quota of applying four criteria from the Sensitive Hillside Design Measures checklist was satisfied or exceeded for each of the categories—Site planning, Grading and Facilities, Road Circulation, Building Design and Landscaping. Compliance with these design measures ensures the physical integrity of HMAs will be maintained. See attached Sensitive Hillside Design Measures checklist for compliance items.

B. That the proposed development preserves the scenic value of HMAs to the extent feasible, resulting in lesser impacts to on-site and off-site scenic views of slopes and ridgelines as well as views of other unique, site-specific aesthetic or significant natural features of the hillside, by:

1. ***Locating development outside HMAs to the extent feasible;***
2. ***Locating development in portions of HMAs with fewer hillside constraints; and***
3. ***Using sensitive hillside design techniques tailored to the site requirements*.**

The Project is adjacent to several area parks—Rivendale Ranch Open Space to the west and east, and the Santa Clarita Woodlands Park Open Space area to the south, which encompasses the Ed Davis Park in Towsley Canyon. By limiting the residential development footprint within the 233.49-acre Property to only approximately 81 acres of disturbed area towards the northeast quadrant, the Project preserves the integrity of the hillside terrain and leaves approximately 152.84 acres of open space with existing trails (to be enhanced by the Applicant), trees, and biota to be enjoyed. Furthermore, the natural open space preserved by the Project will serve to provide important missing linkages in the existing regional trail network and will serve to expand trail facilities consistent with the objectives of the Santa Susana Trails Master Plan. The Project's design will also protect the significant ridgeline that traverses the property in the southeast area. Residential development is limited to approximately 46.77 acres of the 80.65-acre Project development footprint. The remaining 33.88 acres of disturbed land will result in additional improved open space, water storage tank, water agency's pressure reducing valve, and debris basins that will ultimately blend with the surrounding scenic views. Locating the proposed residential development adjacent to an already improved major thoroughfare (The Old Road) will bring much needed affordable and market-rate residential housing options to the community while still maintaining the aesthetic hillside terrain that the Santa Clarita Valley generously provides.

C. That the proposed development is compatible with or enhances community character, and provides open space as required in the ordinance.

The proposed Project is compatible with existing community character because the Project site is surrounded by existing residential and open space uses, both of which are proposed by the Project. Furthermore, the Project conserves approximately 152.84 acres of natural open space, a substantial set-aside encompassing approximately 65% of the Property. The Project proposes

high quality, attractive architecture and features attractive landscaping; this creates compatibility with adjacent residential and commercial uses.

D. Where open space requirements as required in the ordinance are modified:

1. ***For development in a rural land use designation, that a greater percentage of improved open space is necessary for public safety or is aesthetically superior; or***
2. ***For streets within a natural open space area, that such street is necessary to ensure adequate circulation or access.***

The Property has an urban land use designation per OVOV (H2) and is thus not located in a rural land designation. There are no streets designed to encroach into the Project's natural open space areas; however, the Project does provide a multi-use perimeter maintenance road for access to LA County debris basins that will create a natural fuel modification zone for fire protection around the community. In addition, the road will allow for access to open space areas for any firefighting or emergency service efforts, if needed, as well as use by Project residents and the public to access the Project's expansive open space areas in the westerly and southerly portions of the Property.

E. That the proposed development is in substantial compliance with Hillside Design Guidelines.

By implementing a multitude of the design measures for Site Planning, Grading and Facilities, Road Circulation, Building Design and Landscaping as outlined in the Sensitive Hillside Design Measures checklist, the Project results in an aesthetically pleasing, walkable, connected, comfortable community within the Santa Clarita Valley. The Project substantially complies with the requirements of the HMA Ordinance. Following OVOV's guidance, the Applicant is utilizing a density-controlled development (clustered unit) program to minimize impacts to natural habitat, wildlife, woodlands, drainage courses, trails, and recreation areas and to preserve the significant ridgeline located on the Property with no disturbance. The Project largely achieves these priority objectives by conserving approximately 152.84 acres of natural open space, encompassing approximately 65% of the Property.

***Conditional Use Permit Request 3*: On-site Grading Exceeding 100,000 Cubic Yards in an Agricultural Zone (per LACC Table 22.16.030.C) and Commercial Zone (per LACC Table 22.20.030.C)**

For the Applicant to develop the residential community as proposed on Vesting Tentative Tract Map 83301, including all necessary infrastructure, on-site grading exceeding 100,000 cubic yards is necessary. Section 22.14.070-G of the LACC defines an on-site grading project as "any excavation or fill, or combination thereof requiring a grading permit by Title 26 (Building Code) of the County Code, which will involve a volume of earth greater than 100,000 cubic yards, whether filed as one permit or the cumulative total of more than one permit on the same lot within a one-year period." By limiting the Project's area of disturbance (or the "development footprint") on the 233.49-acre Property to approximately 81 acres nearest the existing public roadway (The Old Road), and by clustering the residences and appurtenant facilities on approximately 47 acres (20% of the Property) of the development footprint, the Project will preserve approximately 152.84 acres (65.46%) of the Property as natural open space. This clustering program reduces impacts to wildlife, natural drainage courses, and protected trees, and preserves significant ridgelines with no disturbance. The Project's abundant natural open space areas will help fulfill the Santa Clarita Valley Area Plan's (aka, "One Valley One Vision," or "OVOV") vision for a "Green- belt" surrounding the Santa Clarita Valley. To achieve this, the Project necessitates approximately 1,500,000 cubic yards of cut, 1,300,000 cubic yards of fill, and 1,345,000 of over excavation (over ex) with the expectation of 15% shrinkage on the over excavation for an approximate total of 2,845,000 cubic yards of earth movement. The Project will balance onsite. Project grading will ultimately provide slope stability, remediate existing geologic conditions, and produce certified building pads to satisfy construction requirements.

Pursuant to LACC Section 22.158.050, the Applicant shall substantiate the following:

A. **The proposed use will be consistent with the adopted General Plan for the Area.**

The 233.49-acre Property's land use designation per OVOV is H2— Residential 2, an "urban" land use designation permitting development of a maximum of 2 dwelling units per acre, or a total of 467 units on the Property as a whole. With respect to the Property's H2 land use designation and development of properties so designated, OVOV states: "density-controlled development (clustering), in accordance with the provisions of the Zoning Ordinance, is encouraged on lands with significant environmental and/or topographical features or resources, in order to preserve open space for protection of these natural features or resources, or to provide recreational amenities…" (OVOV, page 52, H2 – Residential 2). By clustering the development to avoid steep areas of the Property and locating development nearest the existing public roadway (The Old

Road), the grading impacts to the overall Property are minimized, leaving approximately 65.46% of the Property as conserved natural open space.

The Project's preservation of approximately 152.84 acres of natural open space provides significant opportunities to complete and connect adjacent County recreational trail networks. The Property's urban H2 land use classification per OVOV triggers the County's Hillside Management Ordinance's requirement that no less than 25% of the Property's net lot area (56.84 acres) be set aside as open space, which open space areas may include manufactured slopes, restoration and mitigation areas, and open private recreation areas and access thereto. When including these additional manufactured open space areas in the Project's open space calculation, the Project will provide 174.56 acres of open space, or 74.76% of the Property's area. In addition, the contribution of the designated open space will be supporting the vision of the City of Santa Clarita as outlined in the OVOV plan to have "green-belt" that surrounds the City and the outlying Santa Clarita Valley communities. With the provision of 10 percent very low income housing, which allows a 32.5 percent density bonus, the proposed density of 510 dwelling units is not inconsistent with the General Plan's land use designation of H2.

B. **That the requested use at the location will not:**

1. ***Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or***

Grading activities will generate temporary construction traffic, construction noise, and dust. The Project will be required to comply with all conditions of approval and mitigation measures to reduce any adverse effects to the surrounding areas. In addition, all grading activities will comply with the required regulations set forth by the Los Angeles County Code and will be subject to all AQMD, SUSMP, SWPPP, Geological Recommendations, Erosion and Dust Control requirements, Construction Best Management Practices, and general County regulations. A construction superintendent and his/her team will monitor all construction activity to ensure proper enforcement of all construction mitigation measures. Necessary traffic control measures utilizing flag-persons and/or temporary directional signs will be implemented to help mitigate any possible construction traffic issues. A specified haul route will be cleared by the County to ensure the least impact by the dirt hauling vehicles.

2. **B*e materially detrimental to the use, enjoyment or valuation of property ofother persons located in the vicinity of the site.***

Existing residentially developed properties to the north and northwest of the Property are positioned at a higher elevation and the edge of the grading footprint is over 100 feet from the respective properties. All grading activities will comply with the required regulations set forth by the Los Angeles County Code and will be subject to all AQMD, SUSMP, SWPPP, Geological

Recommendations, Erosion and Dust Control requirements, Construction Best Management Practices, and general County regulations. Construction hours will be limited in accordance with County ordinances. Any potential traffic conflicts imposed by grading equipment being transported to the Property, or the dirt hauling vehicles bringing in dirt, will be mitigated through temporary traffic control measures to ensure the least amount of disturbance to the surrounding areas, particularly during peak travel times. As such, on-site grading activities are not materially detrimental to the use, enjoyment, or valuation of the property of other persons located within the vicinity of the site other than temporary disturbances that may be occasioned by some during grading operations.

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Construction crews will be required to follow the California Division of Occupational Safety and Health (Cal/Osha) guidelines to ensure all grading activities will be conducted in a safe and organized manner consistent with all applicable standards and regulations related to safety. The Vesting Tentative Map 83301 submitted outlines the grading envelope that will be reviewed by staff for compliance with County standards. Mitigation measures and conditions of approval will be derived by the public agencies after analysis of geologic/soils, drainage, solid waste, water, traffic, noise, etc., to implement criteria for the Applicant to design infrastructure that will support a safe and healthy environment for the new community. Furthermore, the Project will be subject to compliance with all laws, regulations and/or recommendations in accordance with the Federal, State, County, and local jurisdictions and/or governing agencies as imposed through approval of the requested permit.

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

Approximately 80.65 acres of the Project site will be disturbed to accommodate the development requirements and features necessary for the 510 dwelling units, the necessary infrastructure, roadways, and private open space lots as required under the Los Angeles County Title 21 Subdivisions and Title 22 Planning and Zoning codes. The remaining approximately 152.84 acres of natural open space area will be preserved. The Project's residential community has 10 residential lots ("Lots") that will encompass the necessary yards, walls, fences, and parking (both residential and guest) as outlined in the development standards per the LACC, except as permitted through State Density Bonus Law waivers and incentives, as applicable. The grading activities will occur on parcels all under the same ownership. By using natural landscaped buffer areas, in conjunction with the approved design of manufactured landscape buffer areas and erosion control measures, the graded areas will be screened as to blend with the surrounding

area by the close of development. The grading has been designed to only cut areas nearest the areas that will be filled to create certified building pads, or to create debris basins that are necessary to minimize disturbance in other areas of the Property.

D. **That the proposed site is adequately served:**

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.

See DCD CUP Finding D.1., incorporated herein by reference. The Project is positioned west of the Interstate 5 Freeway (I-5). There is an on-ramp and off-ramp from the I-5 at Calgrove Blvd. to the south of the Project location and an on-ramp and off-ramp from the I-5 located to the north of the Project site—both are less than a mile from the Project site. The Project is contiguous with The Old Road, which will serve as the main access into the Project site. For the grading activities, the existing infrastructure is appropriate to handle the construction traffic that will be generated. Measures to reduce all traffic related conflicts during the grading activities will be outlined in the conditions of approval and/or mitigation measures upon approval of the requested permit.

2. By other public or private service facilities as are required.

To accommodate the improvements necessary for the Project, on-site grading activities must occur. During construction, the Project will be adequately served by the LA County Fire Department and the LA County Sheriff's Department for any potential emergency needs. The Santa Clarita Valley Water Agency will support the Project with the necessary construction water as needed for dust control measures and handled at the cost of the developer.

***Conditional Use Permit Request 4*: Development of Townhouses in Agriculturally Zoned (A-2-1 & A-2-2) Portions of the Property (per LACC Table 22.16.030-B and LACC § 2.140.600)**

As depicted on the Exhibit A filed in conjunction with the project's VTTM, the Applicant is proposing the following breakdown for the 369 townhouse units that are being proposed within the A-2-zoned portions of the Property:

Zone A-2-1

Lot 7 – 90 units

Lot 9 – 6 Units

Zone A-2-2

Lot 3 – 20 units

Lot 4 – 105 units

Lot 5 – 70 units

Lot 6 – 78 units

Total = 369 units

Pursuant to LACC Section 22.158.050, the Applicant shall substantiate the following:

A. The proposed use will be consistent with the adopted General Plan for the Area.

As set forth above in the applicable findings for the Project's Density-Controlled Development CUP, the Property's land use designation under the controlling OVOV Area Plan supports the Project's proposed housing density via application of the Project's proposed density bonus program, which program will help facilitate development of much-needed senior and family affordable housing in addition to needed market rate housing in the community. With the provision of 10 percent very low income housing, which allows a 32.5 percent density bonus, the proposed density of 510 dwelling units is not inconsistent with the General Plan's land use designation of H2.

The incorporation of townhouse buildings within the Property's agriculturally zoned areas, clustered within portions of the Property proximate to the Old Road and existing residential development to the north of the site, will serve to accommodate the above-described housing densities under OVOV in a manner consistent with County subdivision requirements and other applicable guidelines and regulations. The proposed townhouse buildings have been sited and designed to be well integrated into the overall master planned community, with attractive

building designs and architectural treatments, sufficient parking, landscape features, vehicular access ways, and connectivity to onsite amenities and to the extensive offsite public trail system proposed for the approximately 152.84 acres of natural open space being preserved via conservation agreement as part of the Project, all consistent with the applicable goals and policies of the controlling OVOV Area Plan. And, importantly, authorizing the townhouse buildings to contain seven units in lieu of six units helps achieves the Project's OVOV-prescribed housing density, including its affordable housing units, in a concentrated development footprint that allows for conservation in perpetuity of approximately 152.84 acres of natural open space on the Property. This justifies the Applicant's request via the subject CUP to nominally increase the number of townhouse units within the individual townhouse buildings from six units (the maximum otherwise allowed without a CUP) to seven units.

B. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

Development of the proposed townhouse buildings within portions of the Agriculturally zoned areas of the Property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the Project has been designed to be compatible with surrounding land uses and to conform to all applicable regulations and requirements of the County's Planning and Public Works ordinances and codes. With approval of the subject CUP, the Project's townhouses will be conditioned to be consistent with the Property's agricultural zoning classifications; moreover, with approval of the subject CUP, townhouses are permissible in the subject A-2-1 and A-2-2 zones pursuant to the LACC, albeit on smaller lots through the DCD CUP, which is intended to preserve more expansive open space on the Property than would otherwise be achievable under the subject agricultural zoning's minimum 1- and 2-acre lot size standards. As noted, schools in the area, including Wiley Canyon Elementary School, Rancho Pico Junior High School and West Ranch High School, have the capacity to serve the expected student population. The Project will provide a number of amenities to residents and to the surrounding community, including abundant open space and an extensive trail network connecting the public to the Project's natural open space and adjacent offsite trail networks.

All construction and grading operations at the Property will be conducted in strict conformance with the County Grading Ordinance. The design of the townhouse units and the types of improvements proposed will not cause public health problems, since storm drainage, fire protection, flood control and geological and soils factors will be addressed, as appropriate, in the conditions of approval for the Project. Existing development—including single-family homes, multi-family residences and commercial uses—is located adjacent to and nearby the Property to the north, northwest and east.

Based on the foregoing, development of the Project's proposed townhouse buildings within the agriculturally zoned portions of the Property will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area. Project implementation will, however, directly address a critical County need by introducing new housing, including badly needed very low-income senior citizen rental housing and moderate/middle-income for-sale housing ("workforce" housing), to the Santa Clarita market; the proposed townhouse units help the Project fulfill this critical need.

2. 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 the Zoning Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Except as permitted through State Density Bonus Law waivers and incentives, as applicable, all parcels to be developed on the Property will be of sufficient size to accommodate required yards, walls, fences, parking, landscaping, and other applicable development standards and/or requirements. Even with clustering, the Project will meet the requirements prescribed in the Zoning Code (including the County's density bonus ordinance/program) and by State and County subdivision map act requirements.

3. That the proposed site is served:

a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

See DCD CUP Finding D.1., incorporated herein by reference. The Old Road (an 80-foot-wide, fully improved secondary highway) will serve as primary access to the Property. Both the Calgrove and Lyons Avenue freeway interchanges provide direct access to the Property via the Old Road. The I-5 Freeway and the Old Road are designed with sufficient capacity to convey the Project's anticipated traffic without creating a significant impact. Improvements to the Old Road will further ensure adequate roadway capacity. The Project's interior roadway system has been designed consistent with County roadway design criteria for Private Drives. Right-of-way (ROW) widths for the main interior street, 'A' Street, is proposed as a Residential-Collector street, with a 64' full ROW having 40' clear-to sky paved access (10' lanes in each direction, and parallel parking on each side), including 6.5' parkways adjacent to 5' sidewalks (an additional 6-inches when abutting a hardscape), creating a pedestrian path of travel throughout the community. Right-of-way (ROW) widths for the main interior street, 'B' Street, is proposed as a Residential-Collector street, with a 57' full ROW having 40' clear-to sky paved access (10' lanes in each direction, and parallel parking on each side), including 6.5' parkways adjacent to 5' sidewalks (an additional 6-inches when abutting a hardscape) on the north side and 5' parkways (no sidewalk) on the south

side. The two streets create a loop system for ingress and egress to The Old Road. Within each housing community are either a 26' or 36' clear-to-sky private drive and fire lane per LACFC Section 503.2.1.2.1. Each housing community is designed to have multiple access points connecting to either 'A' or 'B' Street. The Project requires the construction of seven County Flood Control District Debris Basins (LACFCD), two south of "B" Street, two west of Lot 5, two west of Lot 4, and one north of Lot 2. A 28-foot-wide multi-use access road will be constructed around the community for maintenance vehicles to access the basins, creating a "fire-break" between the residential units and the open space areas. Furthermore, the access road will give the County Fire Department the ability to reach the open space areas in the event of a brush fire or emergency and will also provide a convenient accessway for members of the public to access the Project's expansive natural open space areas located in the westerly and southern portions of the Property. With Project design features and imposition of mitigation, the proposed Project will not result in any significant operational impacts to the local street system. In addition, the Project will not result in any significant impacts to the regional (freeway/highway) transportation system. As such, the highways and streets are sufficient for Project traffic.

b. By other public or private service facilities as are required.

Domestic water service will be provided by the Santa Clarita Valley Water Agency. Domestic sewer service will be provided by Los Angeles County Sanitation District, Santa Clarita Valley, formerly District 32. Southern California Gas Company will provide gas service and Southern California Edison Company will provide electricity service. The Project is also within the boundaries of Newhall School District and William S. Hart Union School District, both of which have adequate student capacity to serve the Project. Abundant shopping and employment exist nearby to the north of the Property. Nearby recreation areas include the Towsley Canyon Park to the south within the City of Santa Clarita. An analysis of public services impacts was completed as part of the Project Environmental Impact Report, which concluded that all public services can be provided to the Project without significantly impacting the service agency.

***Conditional Use Permit Request 5*: Development of Residential Uses in the C-3 Zone (pursuant to LACC Table 22.20.030.B)**

Pursuant to LACC Section 22.158.050, the Applicant shall substantiate the following:

A. The proposed use will be consistent with the adopted General Plan for the Area.

The Applicant's CUP request is consistent with the Santa Clarita Valley Area Plan (aka, "OneValley One Vision," or "OVOV") in that it will regulate the orderly development of new housing within the Property's commercially zoned areas, including affordable senior citizen housing; this, in turn, directly advances OVOV goals and policies (and State directives) by facilitating an increase in the supply and diversity of housing in the planning area and promoting the efficient use of land through a more sustainable pattern of urban development. With the provision of very low income housing, the Project qualifies for a density bonus that permits the amount of density proposed.

B. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

Development of the commercially zoned portions of the Property with a high-quality mix of residential components comprised of attached and detached condominiums and affordable senior citizen rental units will have no adverse effect on the health, peace, comfort or welfare of persons residing or working in the surrounding area because the Project has been designed to be compatible with surrounding land uses and to conform to all applicable regulations and requirements of the County's Planning and Public Works ordinances and codes. All construction and grading operations at the Property will be conducted in strict conformance with the County's Grading and Noise Ordinances. The design of the residential development and the types of improvements proposed within the Property's commercially zoned areas will not cause public health problems, since storm drainage, fire protection, flood control and geological and soils factors will be addressed, as appropriate, in the conditions of approval for the Project.

Facilitating the development of a 48-unit rental building dedicated to very low- income senior citizen households directly advances pressing County (and State) directives to increase the supply of both affordable housing and senior housing in the planning area. These affordable senior units, moreover, will be situated in an area of the Property which the County Board of Supervisors has already deemed suitable for residential use, and, in particular, senior citizen housing, as per the DR Horton Project Approvals. The proposed senior citizen building and attached and detached townhouses to be located on the commercially zoned portions of the

Property will blend seamlessly into the design aesthetic of the Trails at Lyons Canyon community and will contribute to the Project's overall pleasantness and vitality; these new residences will only serve to complement the established residential development pattern of adjacent properties to the north and northwest rather than to harm or detract therefrom. Schools in the area, including Wiley Canyon Elementary School, Rancho Pico Junior High School and West Rancho High School, have capacity to serve the expected student population. The Project will provide a number of amenities to residents and to the surrounding community, including abundant natural open space and an extensive trail network connecting the public to the Project's open space and adjacent offsite trail networks.

On the basis of the foregoing, allowing development of the proposed residential uses within the commercially zoned portions of the Property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; allowing such development will, however, directly address a critical need of our time by introducing new housing, including badly needed very low-income senior citizen rental housing and moderate/middle-income for-sale housing ("workforce" housing), to the Santa Clarita market.

2. ***Be materially detrimental to the use, enjoyment or valuation of property ofother persons located in the vicinity of the site, or***

Authorizing the Applicant's development of the programmed residential uses on the commercially zoned portions of the Property will not prove materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site because the Project will develop a high-quality mix of residential components on this portion of the Property, including attached and detached condominiums and badly needed very low-income senior citizen rental housing; adjacent properties to the north and northwest are developed with residential uses; the proposed residential development will be served by fully-improved streets and public utilities; and the homes provided will be of a quality that meets and/or exceeds that of adjacent and nearby homes. Furthermore, the Applicant has sensitively sited the planned homes to avoid impacts to significant ridge lines which serves to preserve open land views for a majority of adjacent properties.

Allowing residential development on the commercially zoned portions of the Property (which are located towards the Property's frontage along the Old Road) will enable the Applicant to preserve much of the Property's open land to the south and southwest (approximately 152.84 acres in total) in its current natural state. The Project also provides for local and regional recreation through the dedication of natural open space and public trail enhancement, which is a valuable and enduring public benefit (the Property is currently fenced-off from public use). Finally, development of residential uses on the Property's commercially zoned land is consistent with the County Board of Supervisors' prior allowances for the land as per the DR Horton Approvals, which prior Board action speaks to the appropriateness of such use.

3. ***Jeopardize, endanger or otherwise constitute a menace to the public health,safety or general welfare***

The development of residential uses on the Property's commercially zoned areas will not jeopardize, endanger or otherwise constitute a menace to the public health, safety and welfare because these areas will be graded and otherwise developed in strict compliance with the various standards, use restrictions and prohibitions outlined in the conditions of approval for the Project's discretionary land use permits, including all life safety, public health and/or public welfare-related standards, conditions and/or requirements that may be imposed during the discretionary review process by the County Fire Department, Sheriff's Department, Health Department, Public Works Department, or any other governmental agency with jurisdiction over same. The Project will result in a net beneficial improvement over existing flood conditions for existing nearby residents by reducing the velocity of storm water that currently passes through the Property. The proposed Project would not interfere with or physically impair an adopted emergency response plan or emergency evacuation plan.

Development of the Property's commercially zoned areas with residential uses will transform the existing vacant land into a use compatible with adjacent residential uses to the north and northwest, all while allowing the Applicant to preserve the greatmajority of the Property in its current natural state and to simultaneously provide much needed housing, including affordable senior citizen rental housing and for-sale housing dedicated to moderate/middle-income households. The Project will alsoremove, and therefore control, the trash, debris, and other refuse that is occasionally strewn about the vacant Property as a result of unlawful dumping and trespassing.

C. ***That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Zoning Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.***

Except as permitted through State Density Bonus Law waivers and incentives, as applicable, all parcels to be developed on the Property will be of sufficient size to accommodate required yards, walls, fences, parking, landscaping, and other applicable development standards and/or requirements. Even with clustering, the Project will meet the requirements prescribed in the Zoning Code (including the County's density bonus ordinance/program) and by State and County subdivision map act requirements.

D. ***That the proposed site is served:***

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

See DCD CUP Finding D.1., incorporated herein by reference. The Old Road (an 80-foot-wide, fully improved secondary highway) will serve as primary access to the Property. Both the Calgrove and Lyons Avenue freeway interchanges provide direct access to the Property via the Old Road. The I-5 Freeway and the Old Road are designed with sufficient capacity to convey the Project's anticipated traffic without creating a significant impact. Improvements to the Old Road will further ensure adequate roadway capacity. The Project's interior roadway system has been designed consistent with County roadway design criteria for Private Drives. Right-of-way (ROW) widths for the main interior street, 'A' Street, is proposed as a Residential-Collector street, with a 64' full ROW having 40' clear-to sky paved access (10' lanes in each direction, and parallel parking on each side), including 6.5' parkways adjacent to 5' sidewalks (an additional 6-inches when abutting a hardscape), creating a pedestrian path of travel throughout the community. Right-of-way (ROW) widths for the main interior street, 'B' Street, is proposed as a Residential-Collector street, with a 57' full ROW having 40' clear-to sky paved access (10' lanes in each direction, and parallel parking on each side), including 6.5' parkways adjacent to 5' sidewalks (an additional 6-inches when abutting a hardscape) on the north side, and 5' parkways (no sidewalk) on the south side. The two streets create a loop system for ingress and egress to The Old Road. Within each residential lot ("Lot") are either a 26' or 36' clear-to-sky private drive and fire lane per LACFC Section 503.2.1.2.1. Each Lot is designed to have multiple access points connecting to either 'A' or 'B' Street. The Project requires the construction of seven County Flood Control District Debris Basins (LACFCD), two south of "B" Street, two west of Lot 5, two west of Lot 4, and one north of Lot 2. A 28-foot access road will be constructed around the community for maintenance vehicles to access the basins, creating a "fire-break" between the residential units and the open space areas. Furthermore, the access road will give the County Fire Department the ability to reachthe open space areas in the event of a brush fire or emergency. With Project design features and imposition of mitigation, the proposed Project will not result in any significant operational impacts to the local street system. In addition, the Project will not result in any significant impacts to the regional (freeway/highway) transportationsystem. As such, the highways and streets are sufficient for Project traffic.

2. By other public or private service facilities as are required.

Domestic water service will be provided by the Santa Clarita Valley Water Agency. Domestic sewer service will be provided by Los Angeles County Sanitation District, Santa Clarita Valley, formerly District 32. Southern California Gas Company will provide gas service and Southern California Edison Company will provide electricity service. The Project is also within the boundaries of Newhall School District and William S. Hart Union School District, both of which

have adequatestudent capacity to serve the Project. Abundant shopping and employment exist nearby to the north of the Property. Nearby recreation areas include the Towsley Canyon Park to the south within the City of Santa Clarita. An analysis of public services impacts was completed as part of the Project Environmental Impact Report, which concluded that all public services can be provided to the Project without significantly impacting the service agency.

***Conditional Use Permit Request 6*: Development Program (DP) for Residential and Appurtenant Development within the C-3-DP-zoned Portion of the Property (pursuant to LACC Sections 22.158.050 & 22.52.040 – Additional DP Findings)**

Pursuant to LACC Section 22.158.050, the Applicant shall substantiate the following:

A. The proposed use will be consistent with the adopted General Plan for the Area.

The Applicant's CUP request for the Development Program CUP is consistent with the Santa Clarita Valley Area Plan (aka, "OneValley One Vision," or "OVOV") in that it will regulate the orderly development of new housing and appurtenances within the Property's C-3-DP-zoned portion, including affordable senior citizen housing; this, in turn, directly advances OVOV goals and policies (and State directives) by facilitating an increase in the supply and diversity of housing in the planning area and promoting the efficient use of land through a more sustainable pattern of urban development. With the provision of very low-income housing, the Project qualifies for a density bonus that permits the amount of density proposed.

B. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

Development of the C-3-DP-zoned portion of the Property with a high-quality mix of residential components comprised of attached and detached condominiums and affordable senior citizen rental units will have no adverse effect on the health, peace, comfort or welfare of persons residing or working in the surrounding area because the Project has been designed to be compatible with surrounding land uses and to conform to all applicable regulations and requirements of the County's Planning and Public Works ordinances and codes. All construction and grading operations at the Property will be conducted in strict conformance with the County's Grading and Noise Ordinances. The design of the residential development and the types of improvements proposed within the Property's C-3-DP-zoned area will not cause public health problems, since storm drainage, fire protection, flood control and geological and soils factors will be addressed, as appropriate, in the conditions of approval for the Project.

Facilitating the development of a 48-unit rental building dedicated to very low- income senior citizen households directly advances pressing County (and State) directives to increase the supply of both affordable housing and senior housing in the planning area. These affordable senior units, moreover, will be situated in an area of the Property which the County Board of Supervisors has already deemed suitable for residential use, and, in particular, senior citizen housing, as per the prior DR Horton Project Approvals. The proposed senior citizen building and attached and detached townhouses to be located on the C-3-DP-zoned portion of the Property

will blend seamlessly into the design aesthetic of the Trails at Lyons Canyon community and will contribute to the Project's overall pleasantness and vitality; these new residences will only serve to complement the established residential development pattern of adjacent properties to the north and northwest rather than to harm or detract therefrom. Schools in the area, including Wiley Canyon Elementary School, Rancho Pico Junior High School and West Rancho High School, have capacity to serve the expected student population. The Project will provide a number of amenities to residents and to the surrounding community, including abundant natural open space and an extensive trail network connecting the public to the Project's open space and adjacent offsite trail networks.

On the basis of the foregoing, allowing development of the proposed residential uses within the C-3-DP-zoned portion of the Property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; allowing such development will, however, directly address a critical need of our time by introducing new housing, including badly needed very low-income senior citizen rental housing and moderate/middle-income for-sale housing ("workforce" housing), to the Santa Clarita market.

2. ***Be materially detrimental to the use, enjoyment or valuation of property ofother persons located in the vicinity of the site, or***

Authorizing the Applicant's development of the programmed residential uses and appurtenances on the C-3-DP-zoned portion of the Property will not prove materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site because the Project will develop a high-quality mix of residential components on this portion of the Property, including attached and detached condominiums and badly needed very low-income senior citizen rental housing; adjacent properties to the north and northwest are developed with residential uses; the proposed residential development will be served by fully-improved streets and public utilities; and the homes provided will be of a quality that meets and/or exceeds that of adjacent and nearby homes. Furthermore, the Applicant has sensitively sited the planned homes to avoid impacts to significant ridgelines, which serves to preserve open land views for a majority of adjacent properties.

Allowing residential development on the C-3-DP-zoned portion of the Property (which is located towards the Property's frontage along the Old Road) will enable the Applicant to preserve much of the Property's open land to the south and southwest (approximately 152.84 acres in total) in its current natural state. The Project alsoprovides for local and regional recreation through the dedication of natural open space and public trail enhancement, which is a valuable and enduring public benefit (the Property is currently fenced-off from public use). Finally, development of residential uses on the Property's C-3-DP-zoned land is consistent with the County Boardof Supervisors' prior allowances for the land as per the DR Horton Approvals, which prior Board action speaks to the appropriateness of residential use in this location.

3. ***Jeopardize, endanger or otherwise constitute a menace to the public health,safety or general welfare***

The development of residential uses and appurtenances on the Property's C-3-DP-zoned area will not jeopardize, endanger or otherwise constitute a menace to the public health, safety and welfare because this land will be graded and otherwise developed in strict compliance with the various standards, use restrictions and prohibitions outlined in the conditions of approval for the Project's discretionary land use permits, including all life safety, public health and/or public welfare-related standards, conditions and/or requirements that may be imposed during the discretionary review process by the County Fire Department, Sheriff's Department, Health Department, Public Works Department, or any other governmental agency with jurisdiction over same. The Project will result in a net beneficial improvement over existing flood conditions for existing nearby residents by reducing the velocity of storm water that currently passes through the Property. The proposed Project would not interfere with or physically impair an adopted emergency response plan or emergency evacuation plan.

Development of the Property's C-3-DP-zoned area with residential uses and appurtenances will transform the existing vacant land into a use compatible with adjacent residential uses to the north and northwest, all while allowing the Applicant to preserve the great majority of the Property in its current natural state and to simultaneously provide much needed housing, including affordable senior citizen rental housing and for-sale housing dedicated to moderate/middle-income households. The Project will alsoremove, and therefore control, the trash, debris, and other refuse that is occasionally strewn about the vacant Property as a result of unlawful dumping and trespassing.

C. ***That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Zoning Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.***

Except as permitted through State Density Bonus Law waivers and incentives, as applicable, all parcels to be developed on the Property will be of sufficient size to accommodate required yards, walls, fences, parking, landscaping, and other applicable development standards and/or requirements. Even with clustering, the Project will meet the requirements prescribed in the Zoning Code (including the County's density bonus ordinance/program) and by State and County subdivision map act requirements.

D. ***That the proposed site is served:***

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

See DCD CUP Finding D.1., incorporated herein by reference. The Old Road (an 80-foot-wide, fully improved secondary highway) will serve as primary access to the Property. Both the Calgrove and Lyons Avenue freeway interchanges provide direct access to the Property via the Old Road. The I-5 Freeway and the Old Road are designed with sufficient capacity to convey the Project's anticipated traffic without creating a significant impact. Improvements to the Old Road will further ensure adequate roadway capacity. The Project's interior roadway system has been designed consistent with County roadway design criteria for Private Drives. Right-of-way (ROW) widths for the main interior street, 'A' Street, is proposed as a Residential-Collector street, with a 64' full ROW having 40' clear-to sky paved access (10' lanes in each direction, and parallel parking on each side), including 6.5' parkways adjacent to 5' sidewalks (an additional 6-inches when abutting a hardscape), creating a pedestrian path of travel throughout the community. Right-of-way (ROW) widths for the main interior street, 'B' Street, is proposed as a Residential-Collector street, with a 57' full ROW having 40' clear-to sky paved access (10' lanes in each direction, and parallel parking on each side), including 6.5' parkways adjacent to 5' sidewalks (an additional 6-inches when abutting a hardscape) on the north side, and 5' parkways (no sidewalk) on the south side. The two streets create a loop system for ingress and egress to The Old Road. Within each residential lot ("Lot") are either a 26' or 36' clear-to-sky private drive and fire lane per LACFC Section 503.2.1.2.1. Each Lot is designed to have multiple access points connecting to either 'A' or 'B' Street. The Project requires the construction of seven County Flood Control District Debris Basins (LACFCD), two south of "B" Street, two west of Lot 5, two west of Lot 4, and one north of Lot 2. A 28-foot access road will be constructed around the community for maintenance vehicles to access the basins, creating a "fire-break" between the residential units and the open space areas. Furthermore, the access road will give the County Fire Department the ability to reachthe open space areas in the event of a brush fire or emergency. With Project design features and imposition of mitigation, the proposed Project will not result in any significant operational impacts to the local street system. In addition, the Project will not result in any significant impacts to the regional (freeway/highway) transportationsystem. As such, the highways and streets are sufficient for Project traffic.

2. By other public or private service facilities as are required.

Domestic water service will be provided by the Santa Clarita Valley Water Agency. Domestic sewer service will be provided by Los Angeles County Sanitation District, Santa Clarita Valley, formerly District 32. Southern California Gas Company will provide gas service and Southern California Edison Company will provide electricity service. The Project is also within the boundaries of Newhall School District and William S. Hart Union School District, both of which

have adequatestudent capacity to serve the Project. Abundant shopping and employment exist nearby to the north of the Property. Nearby recreation areas include the Towsley Canyon Park to the south within the City of Santa Clarita. An analysis of public services impacts was completed as part of the Project Environmental Impact Report, which concluded that all public services can be provided to the Project without significantly impacting the service agency.

Additional Finding per LACC 22.52.040 for Development Program CUP:

- **Approval of any development program must include a finding that the development program provides necessary safeguards to ensure completion of the proposed development by the applicant, and it does not allow for substitution of a lesser type of development that is contrary to the public convenience, welfare, or development needs of the area.**

As noted, the Project includes a Conditional Use Permit for proposed development within the C-3-DP-zoned portion of the Property pursuant to LACC Section 22.52.040 (Development Program). As part this grant, the development will be required to comply with the approved Tentative and Exhibit Map/"A," as well as subject to conditions of approval and mitigation measures as part of the EIR and MMRP. There are four proposed lots within the C-3-DP Zone that include Lot Nos. 2, 10, 13, and 30. These lots include 87 three-story attached condominium units within 14 buildings (with up to seven townhouses in one building), 48 senior affordable housing dwelling units within one building (including a market-rate manager's unit), a surface parking lot for the recreation center, and an open space lot that is just over two gross acres in size, including a portion of the multi-purpose trail, and private driveways and fire lanes, respectively. Substantial modification to what is proposed and approved pursuant to this DP-CUP request would not be allowed without the appropriate reviews, approvals, and/or amendments to the existing permits, exhibits, and maps, as needed, including necessary additional environmental review under CEQA. As set forth herein, in no case would a lesser type of development contrary to public convenience, welfare, or development area, be allowed.

***Conditional Use Permit Request 7*: For development within the Santa Susana Mountains/Simi Hills SEA**

Pursuant to LACC Section 22.158.050, the Applicant shall substantiate the following:

A. The proposed use will be consistent with the adopted General Plan for the Area.

As noted, the approximately 233-acre Property's land use designation per OVOV is H2—Residential 2, an "urban" land use designation permitting development of a maximum of 2 dwelling units per gross acre, or a total of 467 units on the Property as a whole. With respect to the Property's H2 land use designation and development of properties so designated, OVOV states: "density-controlled development (clustering), in accordance with the provisions of the Zoning Ordinance, is encouraged on lands with significant environmental and/or topographical features or resources, in order to preserve open space for protection of these natural features or resources, or to provide recreational amenities…" (OVOV, page 52, H2 – Residential 2).

The Property is located within the Santa Susana Mountains/Simi Hills Significant Ecological Area (SEA) and within a County-designated Hillside Management Area with topography characterized by hillside and valley terrain with moderate to steep variations. The Property's elevations range from approximately 1,654 feet above mean sea level at the southwest corner to approximately 1,300 feet at the northeast corner. Lyons Canyon, located in the central portion of the Property, drains eastward into the South Fork of the Santa Clara River, which leads to the Santa Clara River approximately 3.75 miles northeast of the Property.

Through use of a density bonus being applied in accordance with State law and the County's ordinance implementing same, the Applicant is seeking to construct a total of 510 residential dwelling units—a combination of attached and detached condominiums (of which 24, or 5% of the Project's 467 "baseline" for-sale units, will be dedicated to middle/moderate-income households, consistent with the County's inclusionary housing ordinance) and a 48-unit very low-income senior citizen housing building, which includes one managers unit. (These 47 very low-income senior citizen units comprise 10% of the Project's 467 baseline units; while the Applicant would be eligible for a density bonus of up to 32.5% per County ordinance for this 10% very low-income unit set-aside, it is only seeking an 9% density bonus for the Project)—and additional amenities, trails and open space improvements on the A-2-1, A-22, C-3 and C-3-DP-zoned Property. Consistent with OVOV's direction, to avoid developing on many of the Property's open hillsides and other sensitive areas, the Applicant is requesting approval of a Density-Controlled Development Conditional Use Permit ("DCD CUP") to allow the Project's attached and detached condos, very low-income senior citizen units, and community recreation center to be constructed on smaller lots clustered on approximately 47 acres of the Property positioned proximate to the Property's frontage on the Old Road. Through the DCD CUP, the Applicant will

be able to preserve most of the Property (approximately 152.84 acres) as natural open space. This arrangement also allows the Applicant to program an extensive trail system in the Project, containing approximately 1 mile of publicly accessible trails.

Consistent with DCD CUP requirements (see LACC 22.140.170, *et seq.*), the Project proposes to cluster the proposed housing across 10 lots on approximately 41.48 acres of the 233-acre Property; proposed net densities for these residential lots would range from a low of approximately 7.7 dwelling units per acre to a high of approximately 64 dwelling units per acre (very low-income senior citizen housing building). The lots are proposed to be located along private streets. As noted, approximately 152.84 acres of natural open space will be dedicated as permanent open space and will comply with density-controlled development requirements.

Clustering the residential components of the Project will enable the Project to meet OVOV and SEA development goals by:

- Reducing the total amount of grading required on the Property because (1) the grading limits proposed are significantly pulled back from the grading limits authorized under existing entitlement approvals for the Property (i.e., the DR Horton single-family homes and senior citizen condominium project; see VTTM No. 53653 and related County approvals; collectively, the "DR Horton Project Approvals") and (2) new grading limits reduce total graded acres by 24 acres from that approved for the DR Horton project.
- Preserving oak trees and other native vegetation in the larger portions of the Property through preservation of large open space areas in the southerly and westerly portions of the Property.
- Preserving existing significant ridgelines located on the Property in their natural state.
- Preserving open space. As noted, the Project preserves approximately 152.84 acres of natural open space. Without clustering, construction of the same number of units would require substantially greater area and would significantly reduce land area available for open space. With the proposed clustering, the area being preserved as natural open space is far greater than the area preserved under the DR Horton Project Approvals.
- Creating substantial recreational areas available to the public. The Project provides approximately 1 mile of trails across the Property. In addition, the Project will include substantial amenities maintained by the homeowner's association for residents of the Project, including a community recreation center.

B. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

The proposed residential development of the Property will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area because the Project has been designed to be compatible with surrounding land uses and to conform to all applicable regulations and requirements of the County's Planning and Public Works ordinances and codes, inclusive of the SEA compatibility criteria. The Project's detached condominiums and attached condominium townhouses are consistent with the Property's Agricultural zoning classification; these units are permissible in the subject A-2-1 and A-2-2 zones pursuant to the LACC, albeit on smaller lots through the DCD CUP being sought by the Applicant, which is intended to preserve more expansive open space on the Property than would otherwise be achievable under the subject agricultural zoning's minimum 1- and 2- acre lot size standards.

With approval of the SEA CUP, the Project's proposed residential design will be found to be highly compatible with the biological resources present within the portion of the SEA (see LACC 22.102.050.A). The Project proposes a number of amenities to residents and to the surrounding community, including abundant natural open space and an extensive trail network connecting the public to the Project's open space and adjacent offsite trail networks and open space.

2. ***Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or***

The proposed Project, with more than 152 acres of natural open space, will construct 510 residential dwelling units—a combination of for-sale detached and attached condominiums and a 48-unit very low-income senior citizen housing building (inclusive of one manager's unit). The Project location at the periphery of the SEA maintains biological resources that are critical to preserving core habitats within the adjacent public open space areas (LACC 22.102.050.D). The Project also proposes an extensive trail system, containing approximately 1 mile of publicly accessible trails. The proposed residential Project will not detract or interfere with the use, enjoyment or property value of other persons located in the vicinity of the site because the proposed uses are consistent and compatible with the existing similar uses.

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare

The proposed residential use will not cause public health, public safety or general welfare concerns because the Project will comply with all County and regional agency (e.g., SCAQMD) regulations regarding air quality, noise and water quality. In addition, the proposed use is

compatible with the surrounding residential and recreational uses. The general welfare of the SEA will not be jeopardized by the proposed use because the Project design sets aside more than 152 acres of natural open space, adjacent to existing open space along the southern boundary, providing greater core habitat for wildlife. The project will also implement a storm water pollution prevention plan (SWPPP), in addition National Pollutant Discharge Elimination/Municipal Separate Storm Sewer System (NPDES/MS4) best management practices will be incorporated into the project.

C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Zoning Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Except as permitted through State Density Bonus Law waivers and incentives, as applicable, all parcels to be developed on the Property will be of sufficient size to accommodate required yards, walls, fences, parking, landscaping, and other applicable development standards and/or requirements. Even with clustering, the Project will meet the requirements prescribed in the Zoning Code (including the County's density bonus ordinance/program) and by State and County subdivision map act requirements. The Project is designed to buffer SEA habitat areas with fences only within individual residential lots and as required for public safety around the debris basins, consistent with County regulations. The dedicated natural open space will retain habitat areas for wildlife use within the core area of the SEA. Additional fences or walls are not necessary elsewhere to buffer resource areas.

D. That the proposed site is served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and

See DCD CUP Finding D.1., incorporated herein by reference. The Old Road (an 80-foot-wide, fully improved secondary highway) will serve as primary access to the Property. Both the Calgrove and Lyons Avenue freeway interchanges provide direct access to the Property via the Old Road. The I-5 Freeway and the Old Road are designed with sufficient capacity to convey the Project's anticipated traffic without creating a significant impact. Improvements to the Old Road will further ensure adequate roadway capacity. The Project's interior roadway system has been designed consistent with County roadway design criteria for Private Drives. Right-of-way (ROW) widths for the main interior streets, 'A' Street and 'B' Street.

B. By other public or private service facilities as are required.

Domestic water service will be provided by the Santa Clarita Valley Water Agency, Valencia Water Division. Domestic sewer service will be provided by Santa Clarita Valley District of the Los Angeles County Sanitation District. Gas utilities will be provided by Southern California Gas Company, and electricity by Southern California Edison Company. The Project is also within the boundaries of Newhall School District and William S. Hart Union High School District. Abundant shopping and employment exist nearby to the north of the subject property. Nearby recreation areas include the Towsley Canyon Park to the south within the City of Santa Clarita. An analysis of public services impacts was completed as part of the Project Environmental Impact Report, which concluded that all public services can be provided to the Project without significantly impacting the service agency.

Pursuant to LACC Section 22.102.080.D, the applicant shall substantiate the following facts:

A. Be highly compatible with the SEA Resources, including the preservation of natural open space areas and providing for the long-term maintenance of ecosystem functions.

The Santa Susana Mountains/Simi Hills SEA (the "SSM/SH SEA") covers approximately 26,795 acres and most of the land is natural open space with very sparse disturbances for ranches, oil wells, and unimproved access roads. On a regional basis, the SSM/SH SEA contains biotic communities, vegetative associations, and habitat of plant or animal species that are either unique or are restricted in distribution. This includes coastal sage scrub, alluvial scrub, valley oak woodland, valley oak savannah, mainland cherry woodland, native grassland, southern willow scrub, and cottonwood-willow riparian forest (PCR 2000).

The Project would impact 66.58 acres of SEA Resource Category 4 and 5 vegetation communities, and 16.09 acres of SEA Resource Category 1 and 3 vegetation communities. Coastal sage scrub communities make up 3.92 acres of the SEA Resource Category 4 communities impacted. Native grassland, oak woodlands, and southern willow scrub communities make up 13.16 acres of the SEA Resource Category 1 and 3 communities impacted. The Project's dedicated onsite natural open space areas (the "Conservation Area") comprise approximately 152.84 acres and includes preservation of 38.65 acres of coastal sage scrub communities and 11.89 acres of oak woodland. In addition, the Project's offsite land/habitat preservation program will provide compensation, at an equal or higher value, for the Project's impacts to southern willow scrub.

The Property is located at the eastern perimeter of the SSM/SH SEA, abutting residential development to the north and The Old Road and I-5 to the east. The Property's vegetation communities have been impacted by historic human alterations of the landscape; historical aerials show structures and large areas lacking noticeable vegetation between 1947 and 1985

(NETR 2023). Most portions of the Project site north of Lyons Ranch Road overlap these historical disturbed areas. The Project site has returned to being open space with the structures removed and shrubby vegetation returning in places, but it retains the signs of past disturbances in the form of a high amount of non-native vegetation (primarily mustards, tocalote, and non-native grasses) as monotypic stands or in the gaps coastal scrub and chaparral communities, and in the understory of the oak woodland.

Small portions of the proposed Conservation Area were impacted by these historic disturbances and non-native vegetation communities became established. Habitat enhancement and creation is proposed within these disturbed areas. The Project proposes to convert 15.81 acres of SEA Resource Category 5 vegetation communities in the Conservation Area into SEA Resource Category 3, which would improve the quality of the ecosystem in the area and increase the overall amount of SEA Resource Category 3 preserved.

B. Avoid or minimize impacts to the SEA Resources and wildlife movement through one or more of the following:

1. Avoiding habitat fragmentation;

The open space of the SSM/SH SEA allows for connectivity between the Santa Monica Mountains and the San Gabriel Mountains, an important corridor for gene flow and species movement; and relatively undisturbed native, natural communities within Los Angeles County (PCR 2000). The Project site is located at the eastern perimeter of the SSM/SH SEA, abutting residential development to the north and The Old Road and I-5 to the east. As such, it would avoid fragmenting natural open spaces areas due to its clustered design adjacent to other developed areas. Wildlife movement from northwest and west to the south is expected to be unimpeded by the Project since there are geographic features (ridges and canyons) and hiking trails within the Conservation Area that have connectivity to Rivendale Open Space, which is adjacent to the open space in Towsley Canyon. These two open space areas are the closest to the Calgrove Boulevard underpass, which could facilitate movement beneath I-5 and into Wildwood Canyon Open Space and Gates King Open Space.

2. Minimizing edge effects; or

Edge effects are minimized due to the Project being sited adjacent to The Old Road/I-5 on the east and development to the north. Targeted offsite brush thinning would be necessary in the developed areas to the north and in the Rivendale Open Space, which would cause an edge effect in those areas. However, the Conservation Area would minimize impacts to the west and southwest by establishing a Conservation Management Plan that would maintain the habitat integrity in perpetuity. The Rivendale Open Space to the south is maintained by the City of Santa Clarita. Approximately 81% of the Project has been sited within SEA Resources Category 4 and 5

vegetation communities. Approximately 16% of the Project has been sited within SEA Resources Category 3 vegetation communities and 3% in SEA Resources Category 1 vegetation communities. The Project is also primarily located within areas that have seen historical development and disturbances.

3. Siting development in the least sensitive location.

The Project site is located at the eastern perimeter of the SSM/SH SEA, abutting residential development to the north and The Old Road and I-5 to the east. The vegetation communities on the Project site have been impacted by historic human alterations of the landscape; historical aerials show structures and large areas lacking noticeable vegetation between 1947 and 1985 (NETR 2023). Most portions of the Project site north of Lyons Ranch Road overlap these historical disturbed areas.

C. Buffer important habitat areas from development by retaining sufficient natural vegetation cover and/or natural open spaces and integrating sensitive design features;

The approximately 152.84 acre Conservation Area is located in the southern and western portion of the Property and is contiguous with large tracts of dedicated natural open space associated with the Santa Clarita Woodlands Park and Rivendale Open Space. Additionally, the proposed on-site Conservation Area consists of Lyons Canyon and associated valleys, which also provide moderate to high levels of suitable live-in, breeding, foraging, cover, and dispersal habitat. The proposed Conservation Area also provides line-of-sight connections to valley and canyon complexes located within the adjacent Santa Clarita Woodlands Park, Rivendale Open Space, and beyond to the Santa Susana Mountains complex, Simi Hills, and the additional conserved lands within them.

Biological monitoring during vegetation removal and grading and the demarcation of the limits of construction would avoid and minimize inadvertent impacts to the Conservation Area and adjacent open space. Requiring an invasive species prevention plan and landscaping plan to be approved by the County would avoid and minimize indirect impacts to the Conservation Area and adjacent open space areas from the introduction of non-native plants. Requiring CCRs for the HOA that prohibit detrimental activities to Conservation Area would avoid and minimize edge effects during the operation of the completed Project.

D. Maintain the ecological and hydrological functions of water bodies, watercourses, and their tributaries;

The Property is located at the terminus of two main drainages that drain Lyons Canyon in the south and a small, unnamed canyon in the north, with several smaller tributaries draining minor

canyons. The two watercourses merge in the northwestern portion of the Project development footprint. Combined waters flow into a culvert located in the northeast portion of the Property that directs water under The Old Road and I-5 and into the concrete channel of the South Fork of the Santa Clara River. The Project proposes installing detention basins on the western perimeter to capture water and put it into an underground stormwater system that would direct water to the same destination. Ecologically, the Project would remove 2.56 acres of riparian-associated vegetation communities; however, the Project proposes to preserve a minimum of 12.80 acres offsite of similar or higher quality habitat, with that quantity potentially increasing. The preservation of that amount of riparian vegetation would provide for a greater habitat quality for plants and wildlife and contribute to the preservation of the overall ecological value of the region.

E. Ensure that roads, access roads, driveways, and utilities do not conflict with Priority Biological Resources, habitat areas or migratory paths; and

Project development has been intentionally concentrated adjacent to The Old Road/I-5 on the east and existing residential and commercial development to the north; access roads, driveways, and utilities are clustered within the development. The Project site as a whole has Priority Biological Resources (SEA Resource Categories 1 through 3) in the form special-status plants and wildlife, water resources, vegetation communities, and oak woodland. Preservation and avoidance and minimization measures have been provided to preserve and limit impacts to the remaining Priority Biological Resources in the Conservation Area. Offsite preservation would allow for additional Priority Biological Resources to be preserved.

F. Promote the resiliency of the SEA to the greatest extent possible. For purposes of this finding, SEA resiliency cannot be preserved when the proposed development may cause any of the following:

1. Significant unmitigated loss of contiguity or connectivity of the SEA;

The Project is on the fringe of a large block of undeveloped open space and does not cause habitat fragmentation since it is located adjacent to existing development on the north and The Old Road/I-5 on the east. Dedicated conservation of the Project's Conservation Area will protect in perpetuity a valuable (put presently unprotected) connection between large tracts of conserved natural open space associated with the Santa Clarita Woodlands Park with the Rivendale Open Space, contributing to a contiguous corridor of conserved natural open space that connects lands to the west to the Calgrove Boulevard undercrossing, a recognized undercrossing of Interstate 5 that supports east/west movement between the Santa Susana Mountains/Simi Hills SEA and the Gateway Ranch Open Space, Gates King Open Space, and San Gabriel Mountains to the west; as such, the Project largely preserves and avoids substantial interference with connectivity between regional conserved habitat blocks.

2. Significant unmitigated impact to a Priority Biological Resource;

The Project impacts Priority Biological Resources (SEA Resource Categories 1 through 3) in the form of special-status plants and wildlife, water resources, vegetation communities, and oak woodland. Preservation and avoidance and minimization measures have been provided to preserve and limit impacts to the remaining Priority Biological Resources in the Conservation Area. Offsite preservation would allow for additional Priority Biological Resources to be preserved. As such, impacts to Priority Biological Resources would be fully mitigated and reduced to less than significant.

3. Removal of habitat that is the only known location of a new or rediscovered species; or

No new or rediscovered species are present on the Project site.

4. Other factors as identified by SEATAC.

SEATAC found the Project, as modified per the Department of Regional Planning and SEATAC recommendations, to be compatible with the SEA's resources and consistent with the SEA Ordinance. Modifications included requiring an Incidental Take Permit (Fish and Game Code § 2081 (b); Cal. Code Regs., tit. 14, §§ 783.2-783.8) for Crotch's bumble bee; adding a condition to the Conservation Management Plan to combat invasive species in the oaks and walnut woodlands in the On-site Conservation Area; adding additional analysis of the Newhall Pass wildlife connectivity efforts that the California Department of Fish and Wildlife and the Resource Conservation District of the Santa Monica Mountains; analyzing U.S. Fish and Wildlife Service's California condor tracking data to determine if the Project site is used as landing site for the species; and additional analysis of the bat colony that is was found in the proposed On-site Conservation Area. All the requested modifications were added to the Project's final Biota Report to promote the resiliency of the SEA.

Vesting Tentative Tract Map Findings:

Pursuant to Government Code §§ 66474 & 66474.02, the Applicant shall substantiate the following:

A. The proposed map is consistent with applicable General Plan/Community Plan and Specific Plan.

As set forth above in the applicable findings for the Project's Density-Controlled Development CUP, the Property's land use designation under the controlling OVOV Area Plan supports the Project's proposed housing density via application of the Project's proposed density bonus program, which program will help facilitate development of much-needed senior and family affordable housing in addition to needed market rate housing in the community.

The Project's vesting tentative tract map (the "VTTM") has been designed to accommodate the above-described housing densities under OVOV in a manner consistent with County subdivision requirements and other applicable guidelines and regulations.

B. The design or improvement of the proposed subdivision is consistent with applicable General Plan/Community Plan and Specific Plan.

Prior to the County's approval of the VTTM, the map will have undergone extensive review and analyses by the County's subdivision committee, which consists of qualified professionals from the departments of Regional Planning, Public Works, Fire, Parks & Recreation, and Public Health. This review is required of new subdivision applications in the County to ensure they are planned and engineered in accordance with the many requirements and regulations of the Sate Subdivision Map Act and the county's affiliated codes. In conducting this detailed review prior to VTTM approval, County staff (Regional Planning, in particular) requires the Applicant to make modifications to the VTTM and associated site planning exhibits to ensure consistency with applicable policies of the controlling OVOV Area Plan.

C. The site is physically suitable for the type of development.

The project site has access to existing roadways and both wet and dry utility infrastructure as a result of its location immediately adjacent to existing residential and commercial development to the north. Existing site topography is suitable for the creation of residential development pads, with grading designed to balance on site. The property is designated and zoned in the General Plan for residential development. Thus, the site is physically suitable for the residential development proposed.

D. The site is physically suitable for the proposed density of development.

The project includes residential densities consistent with the land use and zoning designations provided in the General Plan and zoning ordinance. Further, as encouraged by the General Plan, the project clusters residential units adjacent to existing infrastructure and utilities, thereby facilitating the permanent preservation of approximately 65% of the project site as natural open space. All proposed residential units will be adequately served by needed water, sewer, and roadway infrastructure.

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.

The project has been designed to cluster development closest to existing adjacent residential and commercial development, infrastructure, and utilities. As such, impacts to natural open space and wildlife have been minimized. All potential impacts to wildlife and habitat have been fully evaluated and mitigated to a less than significant level pursuant to the requirements of the California Environmental Quality Act. The project has been conditioned to comply with all applicable regulations for environmental quality, including, but not limited to, storm water quality, noise, air quality, and hazardous materials.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems.

The design of the subdivision fully complies with all requirements of the Healthy Design Ordinance ("HDO") and includes significant recreational amenities, including a community recreation center, four pocket parks, and a direct connection to existing designated hiking and biking trails within the adjacent Rivendale and Towsley open space preserves. Further, the project encourages the use of alternative modes of transportation, providing both a bike share program and subsidies for the use of public transit, both which serve to reduce carbon emissions and promote consistency with climate action goals. The project is adequately served by all necessary utilities and infrastructure and will not cause public health problems.

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

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

H. For an area located in a state responsibility area or a very high fire hazard severity zone, the subdivision is consistent with regulations adopted by the State Board of Forestry and Fire Protection as meeting or exceeding the state regulations.

The project has prepared a fire protection plan, fuel modification plan, and evacuation plan which have been reviewed and approved by the Los Angeles County Fire Department and included in the project Environmental Impact Report. Accordingly, the project will meet or exceed all applicable regulations for subdivisions within a very high fire hazard severity zone.

I. For an area located in a state responsibility area or a very high fire hazard severity zone, that structural fire protection and suppression services will be available for the subdivision through either a county, city, special district, political subdivision of the state, another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity, or the Department of Forestry and Fire Protection by contract.

Fire protection services will be provided by the Los Angeles County Fire Department ("LACFD"). LACFD will provide service via an existing fire station approximately 2 miles to the north of the project site. Fire flow and on-site hydrant requirements have been provided by LACFD and project infrastructure has been designed and sized to meet all applicable fire suppression requirements. Fire water will be provided by the Santa Clarita Water Agency.

Oak Tree Permit Findings:

Tabular summary of Project's oak tree impacts (note that encroached upon oak trees are included in the "oak trees to remain" category):

Total Existing Oak Trees (Protected/Heritage and Non-Protected)	612
Total Existing Protected Oak Trees (Protected/Heritage Only)	545
Protected (Heritage)	51
Protected (Non-Heritage)	494

Oak Tree Removals (Total Protected/Heritage and Non-Protected)	220
Oak Tree Removals (Protected/Heritage Only)	192
Protected (Heritage)	14
Protected (Non-Heritage)	178

Oak Tree Encroachment (Total Protected/Heritage and Non-Protected)	13
Oak Tree Encroachment (Protected/Heritage Only)	13
Protected (Heritage)	5
Protected (Non-Heritage)	8

Oak Trees To Remain (Total Protected/Heritage and Non-Protected, Including Encroachments)	392
Oak Trees To Remain (Protected/Heritage Only, Including Encroachments)	353
Protected (Heritage)	37
Protected (Non-Heritage)	316

Pursuant to LACC § 22.174.060, the Applicant shall substantiate the following:

B.1 The proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Title 22 regulations, if any, on the subject property.

Project construction would follow standard avoidance and protective measures consistent with the purpose of the oak tree ordinance as outlined in section 22.174.010 to preserve the long-term health of all protected oak trees not directly impacted by the Project. The Project will preserve oak trees and associated vegetation in the large portions of the Project site through preserving open space areas in the southerly and westerly portions of the Project site.

B.2 The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

The Project would implement erosion preventative techniques during construction as required in the Storm Water Pollution Prevention Plan (SWPPP), which will control soil erosion from surface water flows during construction. Consequently, no increased flow of surface waters that could contribute to soil erosion results from the requested encroachments because: 1) the SWPPP will be implemented during construction in compliance with County requirements; 2) surface flows from impervious areas will be directed to storm drain system; and 3) the Project design will incorporate a County Department of Public Works'-approved drainage plan to prevent soil erosion.

B.3 In addition to the above facts, at least one of the following findings apply:

a. That the removal or relocation of the oak trees proposed is necessary as continued existence at present locations frustrates the planned improvement or proposed use of the subject property to such an extent that:

i. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or;

Proposed oak tree removal or relocation is necessary to allow the Project to employ a clustered design, which minimizes the overall development footprint in order to preserve the integrity of the Property with proposed open space. The oak trees proposed for removal are largely present within the northeast portion of the Project site, adjacent to existing public infrastructure for utilities and transportation circulation. Alternative non-clustered development design for the same permitted density located west or south of the proposed Project design would impact dense clusters of oak trees, increasing overall impact to oak resources. Alternative development design achieving the same permitted density but using the northwest portion of the property would increase impacts to both the watercourse in that area and would increase hillside development, which could reduce the permitted density because of required compliance with hillside management criteria. Avoidance of the oak tree cluster at the central hillside location along the eastern property boundary—the area closest to existing infrastructure and circulation—would necessitate moving the development footprint further into the northwest drainage and hillsides or into the oak tree concentrations to the west or the south of the current development design; this would also result in locating the proposed residences further away from existing infrastructure.

ii. Placement of such oak trees precludes the reasonable and efficient use of such property for a use otherwise authorized;

Proposed oak tree removal or relocation is necessary because the presence of the oak trees would hinder the reasonable use of the Property for residential use pursuant to the Property's H2 land use designation. The proposed clustered residential design is permissible in the Project's zones with approval of the Applicant's requested Density-Controlled Development CUP (OVOV encourages the proposed density-controlled development/clustered design), as well as application of State Density Bonus Law, and the location of the oak trees prevents reasonable use of the northeast area for the clustering of residential units that preserves the southwestern portion of the Project site as open space.

b. That the oak trees proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees; or

Many of the oak trees proposed for removal are adjacent to the existing unimproved access road, which is proposed as the Project primary access and in need of improvements such as widening and paving. There are oak trees present at or near the edge of the roadway and utility infrastructure is proposed within the required road right-of-way; utility installation would be hindered if the oak trees were to remain.

c. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.

Fifteen of the protected and heritage oak trees proposed for removal are categorized as in poor health, with another 57 rated in fair health. One protected oak tree proposed for removal is in critical health. Many of the oak and other trees on the Project site were damaged by the 2016 Sage Fire; consequently, many of the oak trees were weakened by the fire, with a few oak trees that have died. Because the Sage Fire was a natural ecosystem event, the damage to the oak trees cannot be remedied through reasonable preservation procedures.

B.4 The removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

Although oak trees are proposed for removal, the oak tree removal is not contrary to the intent and purpose of the Oak Tree Permit procedure because the majority of the remaining oak trees will be preserved in dedicated open space areas. The preserved oak trees are recognized as an ecological resource and will be established within preserved natural habitat proximate to existing opens space areas. The removal of oak trees allows the clustered design in the northeastern portion of the Project site making the open space dedication in the southwestern portion possible.

At a minimum, the removal of any protected tree will require mitigation in the form of two replacement trees and ten replacement trees for heritage oak trees removed. Replacement trees will be seedlings of the same species being removed and will be planted within an area where suitable growing conditions are present and where the trees will be able to remain in perpetuity. The replacement plantings will be nurtured and maintained in a condition of good health and will be monitored for a period of seven years. If any of the replacement plantings fail during the monitoring period of seven years, the Applicant and/or Permittee will be responsible for replanting and nurturing those new trees. It should be noted that mitigation trees may include the protection of undersized, naturally sprouted trees of the same species growing on site.

EXHIBIT F - EIR, Findings of Fact, MMRP, and Statement of Overriding Considerations

See Legistar via this link: bit.ly/3xYekD8

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2021-001195
VTTM RPPL2021003061
CUP RPPL2021003113
OTP RPPL2021003070
AHP RPPL2021003105





Miles
0 5 10

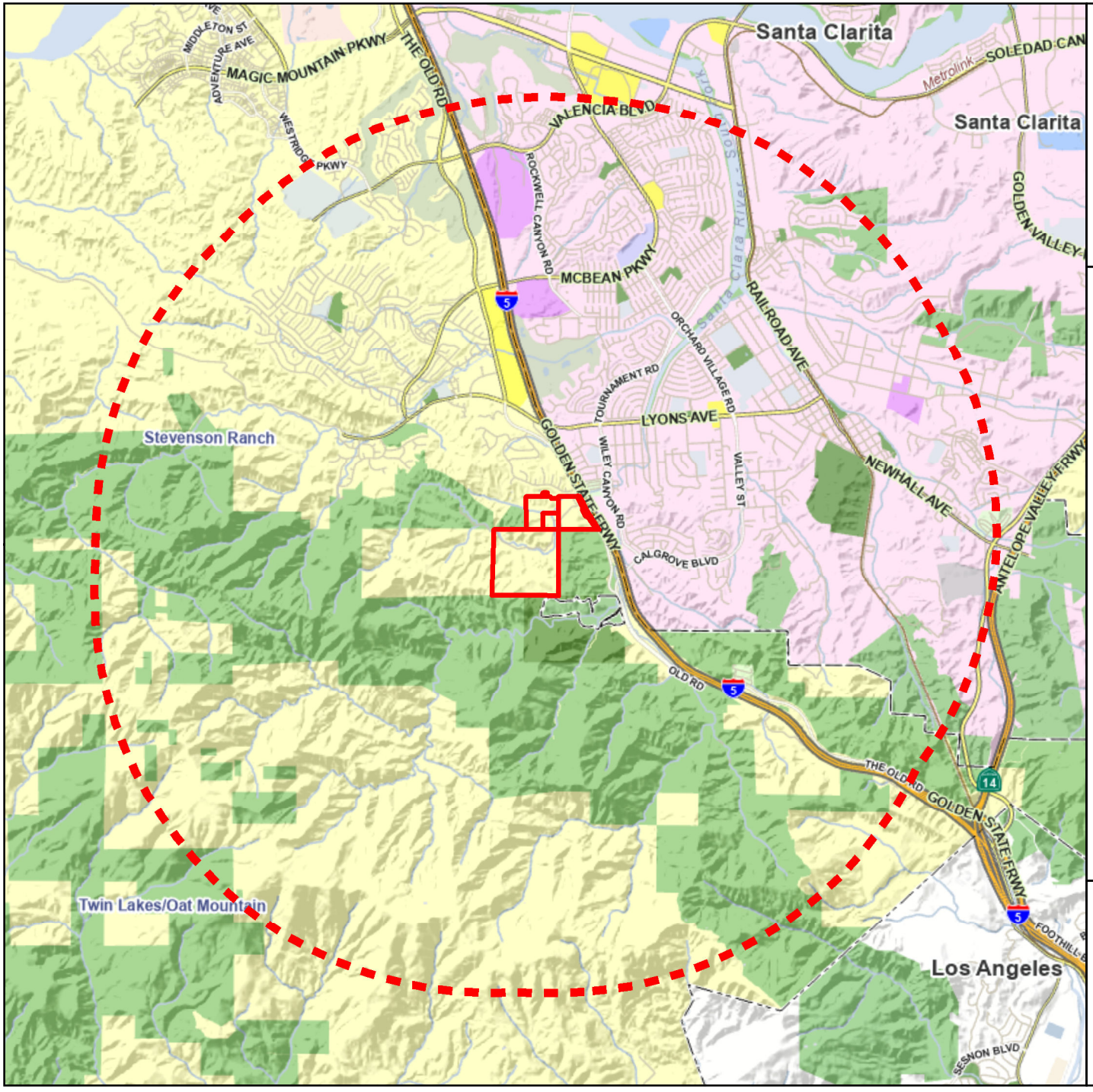
N

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2021-001195
VTTM RPPL2021003061
CUP RPPL2021003113
OTP RPPL2021003070
AHP RPPL2021003105





Feet
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N

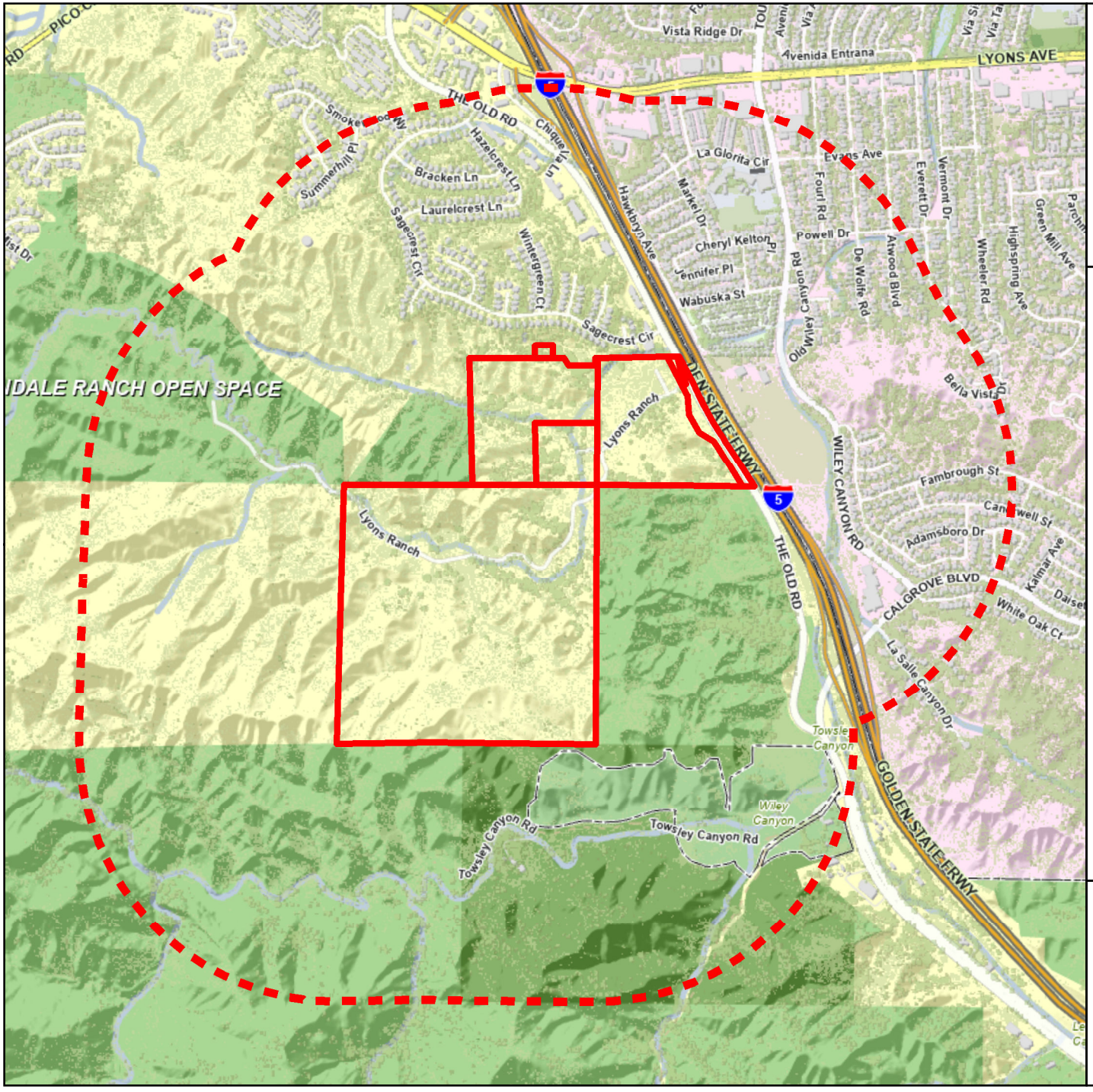
LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2021-001195
VTTM RPPL2021003061
CUP RPPL2021003113
OTP RPPL2021003070
AHP RPPL2021003105





Feet
0 1,000 2,000

N

LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
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Los Angeles, CA 90012



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2021-001195
VTTM RPPL2021003061
CUP RPPL2021003113
OTP RPPL2021003070
AHP RPPL2021003105

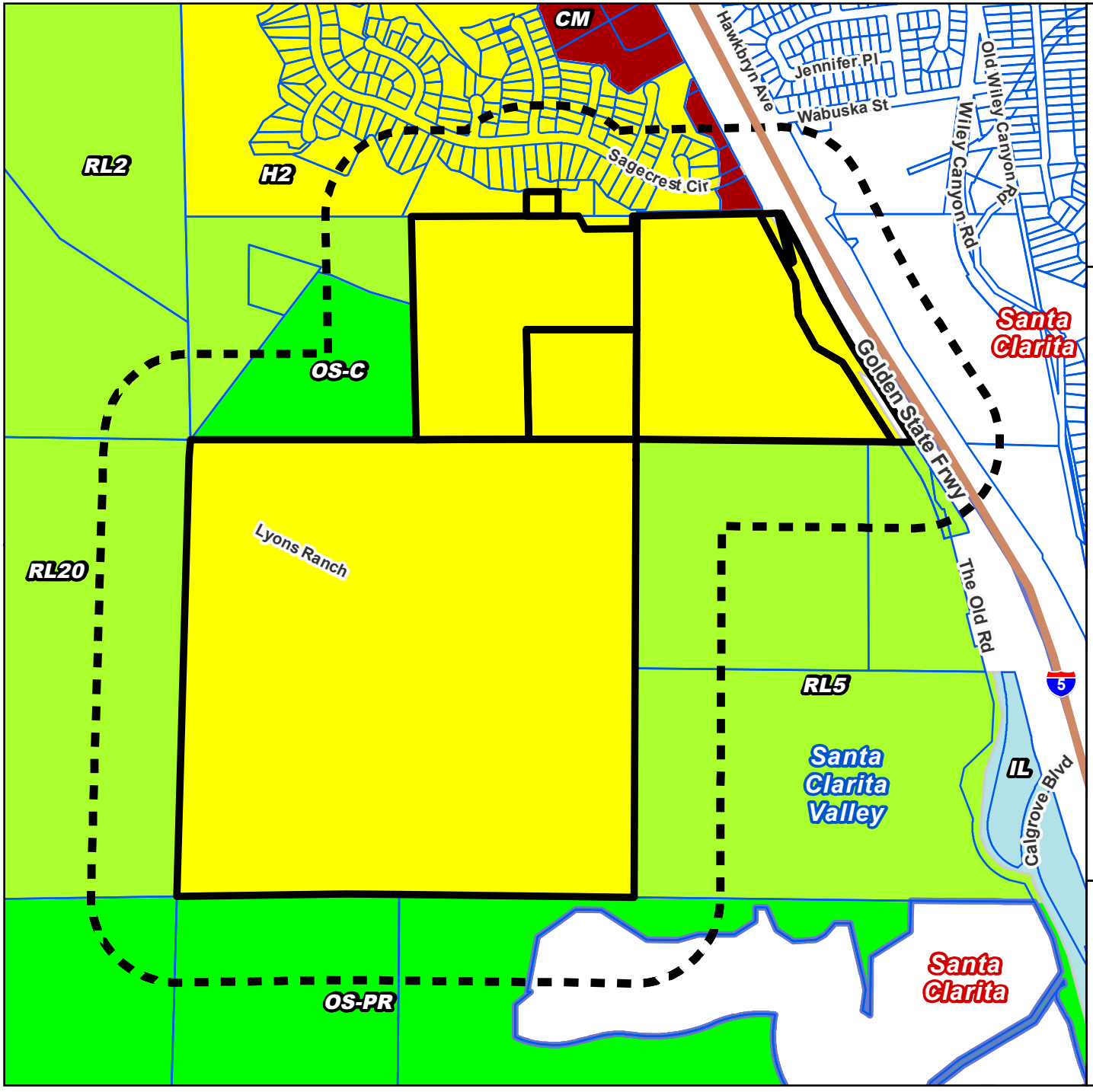
Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2024

Feet
0 500 1,000

N

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LOS ANGELES COUNTY
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Los Angeles, CA 90012



LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. 2021-001195
VTTM RPPL2021003061
CUP RPPL2021003113
OTP RPPL2021003070
AHP RPPL2021003105

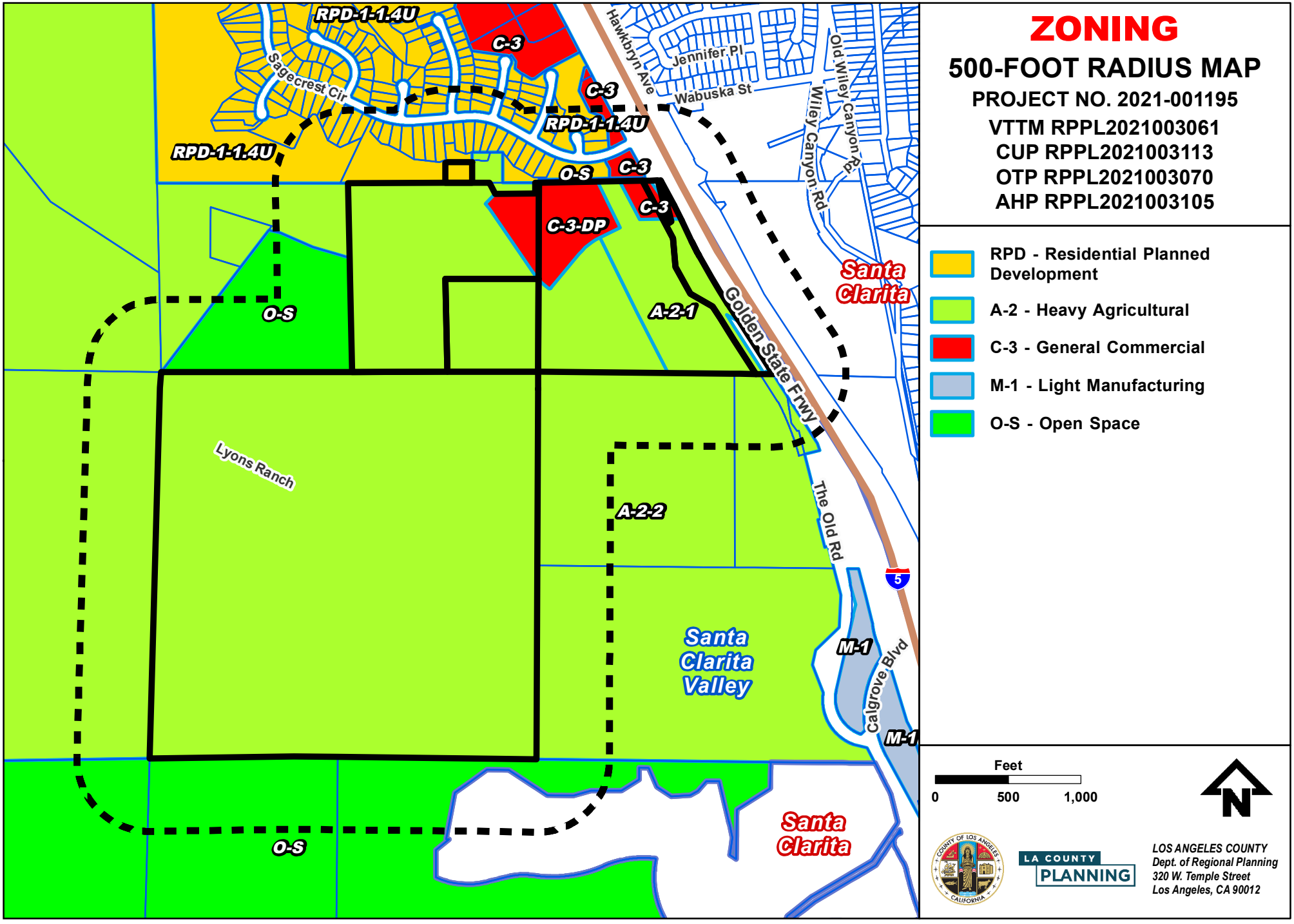
- RL2 - Rural Land 2 (1 du / 2 ac)
- RL5 - Rural Land 5 (1 du / 5 ac)
- RL20 - Rural Land 20 (1 du / 20 ac)
- H2 - Large Lot Residential (0-2 du/ac)
- CM - Major Commercial
- IL - Light Industrial
- OS-C - Open Space Conservation
- OS-PR - Open Space Parks and Recreation

Feet
0 500 1,000

N

LA COUNTY PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
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Los Angeles, CA 90012



ZONING

500-FOOT RADIUS MAP

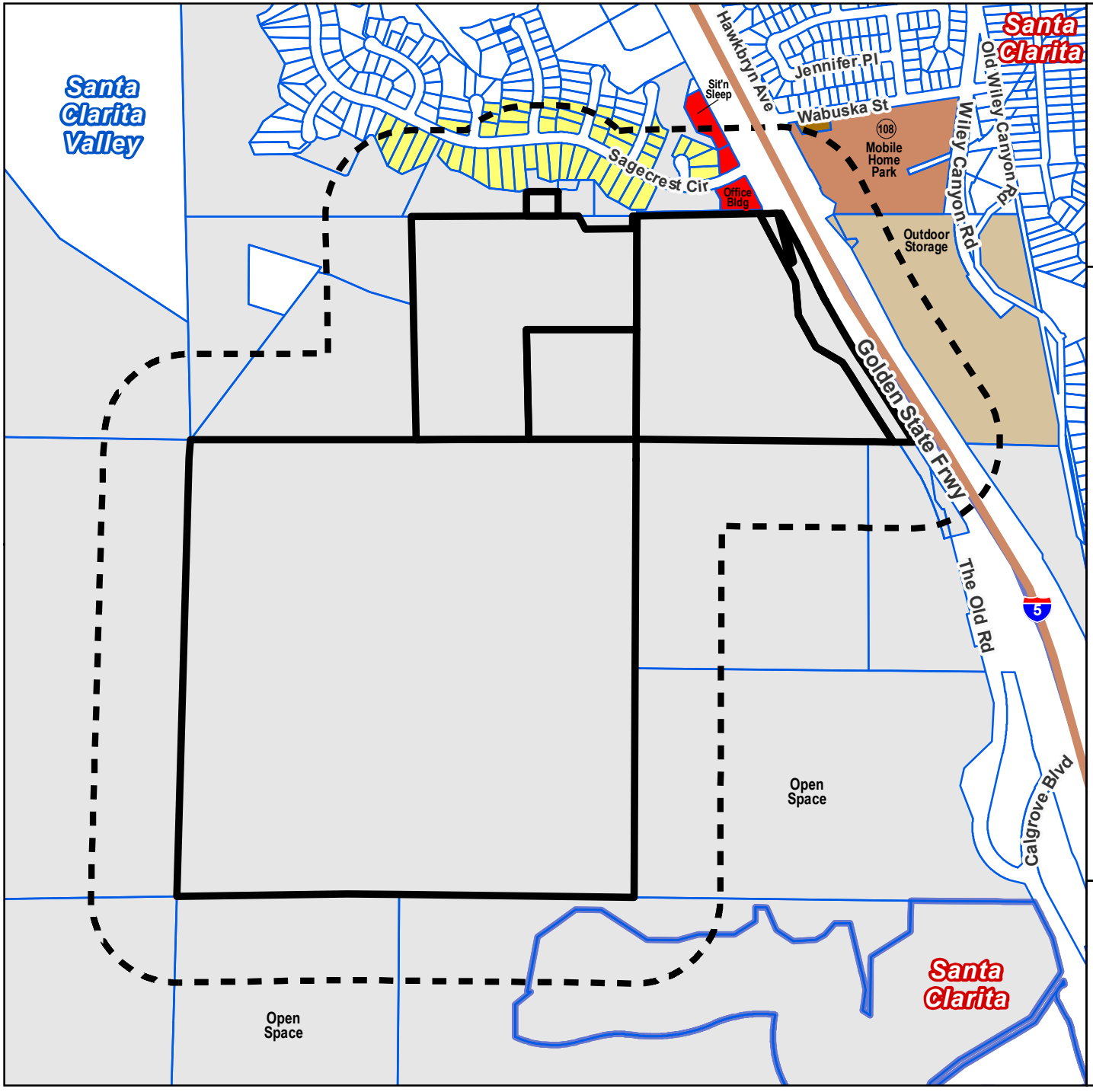
PROJECT NO. 2021-001195
VTTM RPPL2021003061
CUP RPPL2021003113
OTP RPPL2021003070
AHP RPPL2021003105

- RPD - Residential Planned Development
- A-2 - Heavy Agricultural
- C-3 - General Commercial
- M-1 - Light Manufacturing
- O-S - Open Space

Feet
0 500 1,000

N

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



EXISTING LAND USE

500-FOOT RADIUS MAP

PROJECT NO. 2021-001195
VTTM RPPL2021003061
CUP RPPL2021003113
OTP RPPL2021003070
AHP RPPL2021003105

500-ft Standard Radius

Existing Land Use (Assessor Use Codes)

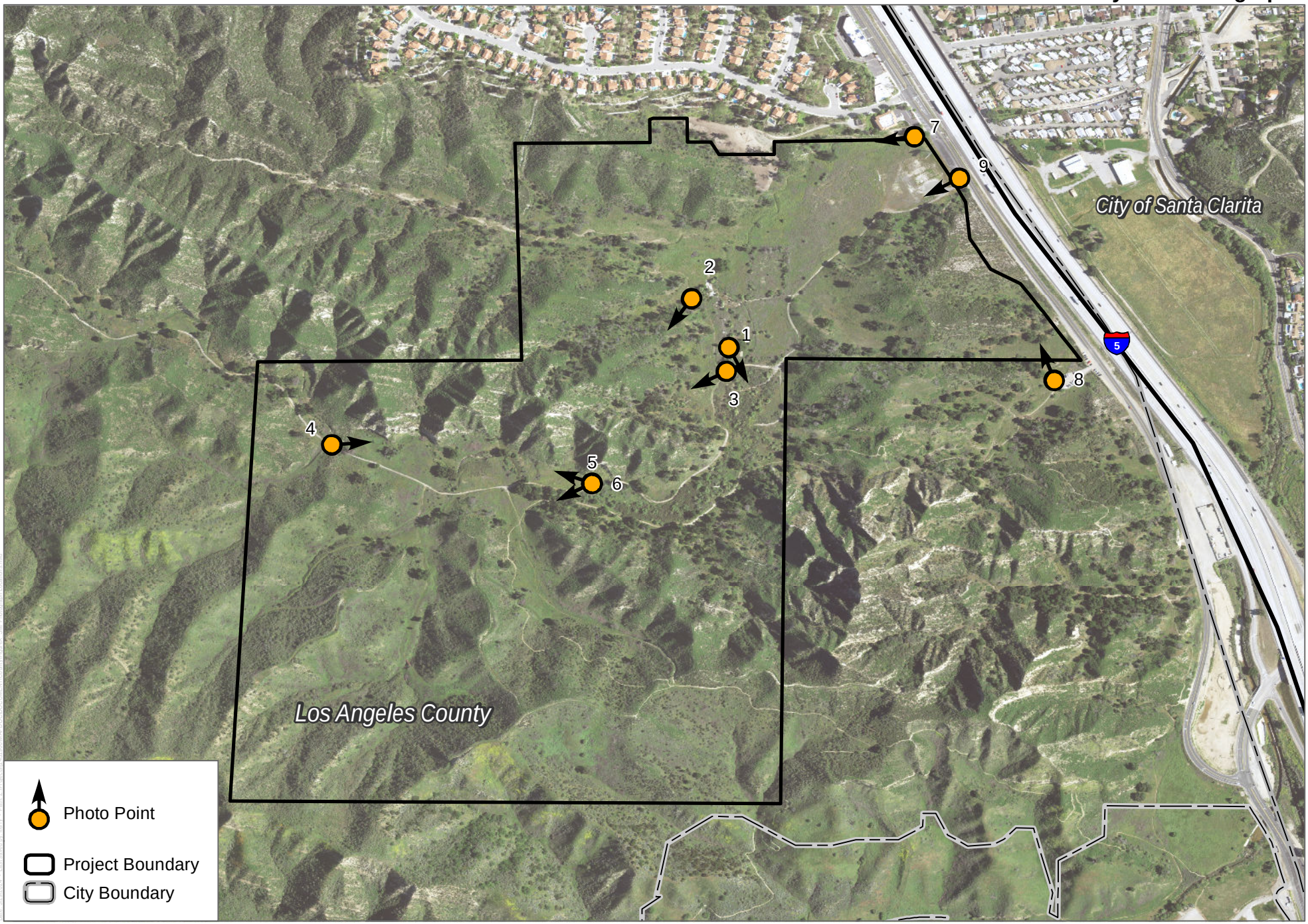
- Commercial
- Industrial
- Institutional
- Residential - Single Unit*
- Residential - Multi-Unit*
- Vacant

Feet
0 500 1,000

N

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Exhibit H - Photo Key and Photographs



SOURCE: NAIP 2020

DUDEK

0 350 700 Feet

Site Photograph Locations

Trails at Lyons Canyon Project



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9

EXHIBIT I - Conceptual Architectural Drawings and Landscaping Plans

See Legistar via this link: bit.ly/3ZRaFSg

EXHIBIT J - Project Site Boundary (Existing and Proposed)

See Legistar via this link: bit.ly/3ZRaFSg

EXHIBIT K - Biota (December 2024) and Protected Tree Reports (April 2024); Protected Tree Site Plan (September 23, 2024)

See Legistar via this link: bit.ly/3ZRaFSg

EXHIBIT L - SEATAC Project Acreages Off-site Conservation Figures (January 6, 2025)

See Legistar via this link: bit.ly/3ZRaFSg

EXHIBIT M - Slope Density Exhibit

See Legistar via this link: bit.ly/3ZRaFSg

EXHIBIT N - SEA Screening Study and Retaining Wall Exhibit

See Legistar via this link: bit.ly/3ZRaFSg

Exhibit O - Applicant's Community Outreach Summary 05.08.2025

LYONS CANYON PRESENTATIONS

Date	Time	Organization/Affiliation	Attendees	Location	Status	Notes
10/2/2020	*1:00 PM*	*Office of Supervisor Kathryn Barger*	*Stephanie English*	*Zoom*	*Complete*	*Provided update to field deputy so she was informed on the project in case of potential constituent calls to the office. Questions and discussion centered on oak tree mitigation, senior affordable component, building height, open space dedication, trail connectivity, The Old Road widening and fire safety.*
10/9/2020	*3:00 PM*	*Golden State Gateway Coalition*	*Victor Lindenheim*	*Zoom*	*Complete*	*Positive meeting. Questions focused on circulation, project improvements to The Old Road and fire access to the site. They were pleased that the project would be widening The Old Road through the project site.*
10/16/2020	*1:00 PM*	*Stevenson Ranch HOA*	*Paul Ash, Don Whaley*	*Zoom*	*Complete*	*Leadership appreciate the briefing on the project. Discussion focused on the number of homes, the project's greater preservation of open space, defensible space to protect against fires and the positive impact that would have on adjacent neighbors at Sunset Pointe, the extensive oak tree mitigations creating new oak habitat, widening of The Old Road through the project site to match the width north of the site through Stevenson Ranch.*
11/4/2020	*2:00 PM*	*West Ranch Town Council*	*Dave Bossert*	*Zoom*	*Complete*	*We discussed the need for providing new housing while protecting more contiguous open space with the new project design. They appreciated the work we had done on fire prevention and oak mitigation, as well as The Old Road widening.*
11/13/2020	*1:00 PM*	*Southern Oaks HOA*	*Dave Conway, Brooks Conley*	*Zoom*	*Complete*	*Following the presentation, the conversation and questions focused on the benefit of trail connections back to their community and Mentryville, as well as the greater preservation of open space by reducing the project footprint and reducing the urban wildland interface.*
12/14/2020	*1:30 PM*	*William S Hart Union School District*	*Collyn Nielsen, Ralph Peschek*	*Zoom*	*Complete*	*Discussions following the overview presentation focused on entitlements schedule and processing as well as student generation and timeline for buildout.*
12/14/2020	*2:30 PM*	*Newhall School District*	*Jeff Pelzel, Sheri Staszewski*	*Zoom*	*Complete*	*Postive talk about the project timing and schedules and student generation. Discussed the difference between the old project and the new proposal.*
3/24/2021	*10:00 AM*	*Golden State Gateway Coalition*	*Victor Lindenheim*	*Zoom*	*Complete*	*Appreciated the update on the project status and was anxious to see it move through the County process for approvals as the widening of The Old Road was imporant to the Coalition.*

3/24/2021	*3:00 PM*	*Community Influential*	*Dave Bossert*	*Zoom*	*Complete*	*Provided a project update since our last meeting. He appreciated the update and continues to support the project and the community benefits that come with it.*
3/25/2021	*1:00 PM*	*Stevenson Ranch HOA*	*Paul Ash, Don Whaley*	*Zoom*	*Complete*	*We updated the executive committee on the status of the project and updates to the site plan. They thanked us for the updates and asked about timing for approvals and construction.*
5/4/2021	*1:00 PM*	*William S Hart Union School District*	*Collyn Nielsen, Ralph Peschek*	*Zoom*	*Complete*	*Discussions focused on project updates and timing and student generation.*
5/4/2021	*3:00 PM*	*Office of Supervisor Kathryn Barger*	*Stephanie English*	*Zoom*	*Complete*	*Provided an update to the field deputy and answered general questions about imprvements to The Old Road, senior affordable housing, project timing.*
6/11/2021	*9:00 AM*	*Newhall School District*	*Jeff Pelzel, Sheri Staszewski*	*Zoom*	*Complete*	*Gave an update to the District and answered questions focused on entitlement schedules, pricing, affordable housing and student generation.*
6/3/2022	*9:00 AM*	*Sunset Pointe Neighbors*	*Kathy Gonzales, Marcin Mioduchowski, Clifton Hamilton, Norma Conklin, Ivy*	*Wood Ranch*	*Complete*	*Met with a group of active homeowners since there is no HOA. Discussions and questions focused on building heights, traffic, fire safety, preservation of open space and views, etc. We discussed possible trail connection into their community which they asked for further discussion on later. Discussion on benefits for local neighbors in Sunset Pointe.*
11/1/2022	*11:00 AM*	*Sunset Pointe Neighbors Walk*	*Kathy Gonzales, Marcin Mioduchowski, Clifton Hamilton, Norma Conklin*	*Sunset Pointe*	*Complete*	*We met to review three main areas of concern within the Sunset Pointe community including the addition of a fence along Hazelcrest Lane at the top of the slope from the commercial buildings; adding a pocket park by purchasing a vacant parcel within the community; and upgrading existing entry monumentation signs and/or landscaping. After reviewing these items with homeowners, we indicated that we would review feasibility since they mostly invovled improvements to property we, nor their homeowners, owned or had rights to.*
11/28/2022	*10:00 AM*	*SCV Trail Users*	*Ken Raleigh, Anthony Arnold*	*Zoom*	*Complete*	*We met to brief the SCV Trail Users on the project and review our proposed trails and trail connectivity with them. This group is very active with trail maintenance, hiking, mountain biking, etc. They were very supportive of the project and happy to see the strong focus on trail connectivity and the preservation of the larger, contiguous open space.*
1/26/2023	*6:00 PM*	*Sunset Pointe Neighbors Meeting*	*Kathy Gonzales and others*	*Wood Ranch*	*Complete*	*Brief meeting to review project update, status, discuss items from the walk through.*

4/3/2023	*5:00 PM*	*Sunset Pointe Block Captains Meeting*	*Jenny Chipe, Ivy & Rodel Manalang, Gino Rizza, Jorge Magana, Noreen & Ermanno Cavooto*	*Wood Ranch*	*Complete*	*Provided a project update for the group. They have been generally supportive of the project and like the more contiguous open space, preservation of their views looking south, the widening of The Old Road, the trail connectivity and the fire protection and defensible space as they believe this will be a benefit to their homes as well.*
4/13/2023	*4:00 PM*	*Sierra Club*	*Sandra Cattell*	*Zoom*	*Complete*	*This meeting was corrdial and professional. We reviewed the project and the discussion mostly focused on environmental topics such as oak tree mitigation plans, open space preservation, trails, drought tollerant landscape, habitat areas, etc.*
3/12/2025	*6:00 PM*	*Sunset Pointe Neighbors Meeting*	*12 attendees including Kathy Gonzales, Marcin Mioduchowski, Clifton Hamilton, Norma Conklin, Tony Bell, Ivy, etc.*	*Zoom*	*Complete*	*We met with a group of local homeowners at Sunset Pointe to review udpates to the project since we last spoke and to answer questions about fire safety. It was an hour-long zoom meeting where we answered a number of questions realted to fire, home hardening, defensible space, fire department access, fire mitigation fees for new equipment, etc. In the last 5 minutes of the meeting a resident expressed that they wanted to have a fire station at this location. We explained that we were providing funds to upgrade/expand fire equipment for Stevenson Ranch station per LACoFD, that adequately address our mitigation requirements.*
3/20/2025	1:00 PM	*Stevenson Ranch HOA*	Kristin Draper, President	*Zoom*	Complete	*The new leadership at the HOA appreciated us connecting with them for an update on the project. There were no major concerns with the project. The questions focused mainly on fire safety and they appreciated knowing all that had gone into home hardening and defensibility and coordination with LA County fire. They also appreciate all that was being contributed to LACoFD from the developer for new fire equipment and wanted to ensure the equipment was going to stay local at the Stevenson Ranch fire station.*

From: David Bossert
To: Erica G. Aguirre
Cc: David Bossert
Subject: RE: Trails at Lyons Canyon Support Letter
Date: Sunday, July 6, 2025 3:18:55 PM
Attachments: Trails at Lyons Canyon Support Letter 2025.docx

CAUTION: External Email. Proceed Responsibly.

Dear Erica,
Please find my letter of support for the *Trails at Lyons Canyon* project attached and copied below.
Should you have any questions, feel free to email me.
Thank you,
-Dave Bossert
www.davidbossert.com
Bossert.dave13@gmail.com
818.599.6065

David Bossert
25876 The Old Road, #213
Valencia, CA 91381
Bossert.dave13@gmail.com
818-599-6065

Erica G. Aguirre, AICP
Principal Planner, Subdivisions
c/o Los Angeles County Regional Planning Commission
320 W. Temple Street
Los Angeles, CA 90012

July 7, 2025

Re: *Support for The Trails at Lyons Canyon Project*

Dear Erica G. Aguirre and Commissioners,

I am writing to express my strong support for *The Trails at Lyons Canyon* community development project, which is scheduled for hearing on Wednesday, July 30 at 9:00 a.m.

As a member of the local community, I have been following this proposed development with great interest over the past several years. The thoughtful planning and collaboration

between New Urban West and the community has produced a project that reflects our region's needs while preserving its natural character.

The Trails at Lyons Canyon offers a much-needed solution to our area's housing shortage. With 510 attainably priced homes designed for working professionals, families, and individuals, this project provides diverse housing opportunities in a time when affordability is a major concern across Los Angeles County. Moreover, the inclusion of onsite affordable housing for seniors demonstrates a commitment to supporting our aging population with dignity and care.

Equally impressive is the integration of permanent open space and access to more than 20 miles of trails. This vision promotes outdoor recreation, health, and environmental preservation—values that resonate deeply with residents in our region. The site's proximity to the I-5 freeway and Valencia Marketplace makes it both accessible and convenient, contributing to smarter, more sustainable regional growth.

In short, The Trails at Lyons Canyon strikes a responsible and community-focused balance between growth and preservation. It provides attainable housing, open space, and thoughtful infrastructure—all aligned with our region's long-term planning goals.

I urge the Regional Planning Commission to approve this project and move forward with this important contribution to our community.

Sincerely,



David A. Bossert

From: Donna Nolan
To: Erica G. Aguirre
Subject: petiton opposing senior housin Towsley canyon
Date: Saturday, July 12, 2025 1:40:29 PM

CAUTION: External Email. Proceed Responsibly.

Its clearly unsafe

Donna Smith-Nolan