

February 14, 2025

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

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

Dear Ms. Seitz:

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

Appeals:

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

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

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

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

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

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Joshua Huntington, Supervising Regional Planner
Subdivisions Section

JH:MP

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

c: Board of Supervisors
DPW (Building and Safety)

CP_02/12/25_CUP Mod for Spring Canyon

Affidavit of Acceptance Instructions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

* Does not apply to subdivision cases.



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

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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

I/We the undersigned state:

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

Executed this _____ day of _____, 20 _____

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

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

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

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

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

From:

Public Agency: County of Los Angeles
Address: 320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Contact: Marie Pavlovic

Phone: 213-974-6433

Lead Agency (if different from above):

Address:

Contact:

Phone:

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

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

Project Title: Spring Canyon

Project Applicant: Spring Canyon Recovery Acquisition, LLC

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

Project Description:

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

This is to advise that the County of Los Angeles has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on 02/12/25 and has made the following determinations regarding the above
(date)
described project.

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

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Hall of Records at 320 W. Temple Street, 13th Floor, Los Angeles, CA 90012

Signature (Public Agency):  Title: Senior Planner

Date: February 12, 2025

Date Received for filing at OPR:

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 96-044-(5)
CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2019002028

RECITALS

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

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

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

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

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

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

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

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

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

Condition No. 15

MRCA asserts the Spring Canyon Project's Environmental Impact Report ("EIR"), certified in 2002, fails to include an analysis of environmental impacts from lead contaminated soils that could be exposed during grading, leaving the County open to liability during project grading if lead shot is observed.

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

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

Condition 17

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

Condition 36

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

Condition 40

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

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

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

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

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

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

Additional Response to Condition No. 15

If lead shot is observed, the Department of Public Works adheres to standard protocol which involves referring the contractor to either Department of Toxic Substances Control or the Fire Department's Site Mitigation Unit for remedy and clearance.

Additional Response to Condition No. 40

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

4. **MODIFICATIONS.** The permittee, Spring Canyon Recovery Acquisition LLC ("permittee"), requests a CUP Mod Project to authorize the modification of 12 conditions of CUP No. 96-044-(5) ("original CUP"), including Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45 ("Project"); the original CUP was approved by the County Board of Supervisors ("Board") on August 3, 2004. The original CUP authorized a density-controlled development within a Hillside Management Area.
5. **RELATED ENTITLEMENTS.** Vesting Tentative Tract Map No. 48086 ("TR 48086") is a related entitlement, and was approved together with the original CUP by the Board on August 3, 2004, to create 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 gross acres. TR 48086 was amended four times: 2007, 2011, 2012, and 2019.
6. **LOCATION.** The Project is located north of the Antelope Valley (SR-14) Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in

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

7. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 – 2 Dwelling Units per Acre) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
8. **ZONING.** The Project Site is currently zoned R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area), and A-2 (Heavy Agricultural).

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

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

B. Site Access

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

C. Fourth Amendment to TR 48086 ("Fourth Amendment")

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

- **Fourth Amendment Condition 20**

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

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

D. Modifications to the Original CUP

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

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

<p>shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence:</p> <ul style="list-style-type: none"> • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and, • Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden. 	<ul style="list-style-type: none"> • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and <p>Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.</p>
<p>Condition No. 15</p>	
<p>The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".</p>	<p>The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a Revised Exhibit "A".</p>

Condition No. 17	
<p>The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5).</p>	<p>The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Maps Amendments 1- 4, Conditional Use Permit No.96-044-(5), Oak Tree Permit No. 96-044-(5) and Oak Tree Permit No. 201300020.</p> <p>The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval:</p> <p><u>Prior To Issuance of A Certificate of Occupancy</u></p> <ul style="list-style-type: none"> • A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance. • Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director. • Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning.

	<p><u>Prior To Issuance of Any Grading Permits</u></p> <ul style="list-style-type: none">• Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes.• Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection. <p><u>Prior to Issuance of a Building Permit</u></p> <ul style="list-style-type: none">• For Lot No. 514 (school site) the permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions (now Traffic, Safety and Mobility Division).• Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works.• Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works.• Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of said department.• The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the
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	<p>permittee or by a separate agreed upon party, shall be reviewed and approved by the Director.</p> <ul style="list-style-type: none"> • Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department. <p><u>Prior To Issuance of A Certificate of Occupancy For Any Residential Lot</u></p> <ul style="list-style-type: none"> • Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works.
Condition No. 19	
A maximum of 542 single-family residential units are permitted on the subject property.	A maximum of 492 single-family residential units are permitted on the subject property.
Condition No. 22	
<p>The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits.</p>	<p>The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway (SR-14) with attendant resultant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and of any applicable permits.</p> <p>Prior to issuance of any Project building permit(s), permittee shall establish a Homeowner's Association ("HOA") for the Project.</p> <p>CC&R's of the HOA shall be continuously maintained for the HOA.</p> <p>Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R's.</p>

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

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

<p>issuance of the certificate of occupancy for the first single-family residential unit in the project:</p> <ul style="list-style-type: none"> a. Improved youth soccer field; b. Recreational turf and landscaping; and c. Restroom facilities. 	
<p>Condition No. 41</p>	
<p>The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements.</p>	<p>The Passive Park shall be completed prior to the issuance of the certificate of occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.</p>
<p>Condition No. 45</p>	
<p>All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.</p>	<p>All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.</p> <p>In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the Los Angeles County Staff ("Staff") biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and groundcover) that could be</p>

<p>In addition to the review and approval of the Director, the landscaping plans will be reviewed by the Los Angeles County Staff ("Staff") biologist of the Department of Regional Planning and the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved grading plans.</p> <p>The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of Staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then Staff may determine that a lower percentage is required. In those areas where Staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by Staff and the Fire Department. Fire retardant plants should be given first consideration.</p> <p>Permitted Plantings. Trees, shrubs, and ground coverings indigenous to the local region may be used for the required 50 percent landscaping. Fire</p>	<p>expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved grading plans.</p> <p>A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department.</p> <p>The landscaping plan must show all landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well.</p> <p>Permitted Plantings. Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures.</p> <p>Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers.</p> <p>Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The permittee shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director.</p> <p>Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted.</p> <p>Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees.</p> <p>Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification</p>
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<p>retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by Staff.</p> <p>Timing of Planting. Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months.</p> <p>The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy.</p> <p>The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for Staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, Staff may require replacement planting as necessary to assure</p>	<p>zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.</p> <p>Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.</p> <p>Timing of Planting. Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months.</p> <p>The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy.</p> <p>The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for Staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, Staff may require replacement planting as necessary to assure completion in accordance with such plan.</p>
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completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.	These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.
New Condition No. 82	
	The terms and conditions of the CUP Modification shall be recorded in the office of the County Recorder immediately following final approval. In addition, upon transfer or lease of all or any portion of the subject property during the term of this grant, the permittee shall promptly provide a copy of this grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

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

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

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

12. CEQA DETERMINATION.

Addendum to the Certified Environmental Impact Report (“EIR”)

Prior to the Commission’s public hearing on the Project, an Addendum to the certified EIR was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Addendum concludes the CUP Mod Project does not

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

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

GENERAL PLAN CONSISTENCY FINDINGS

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

ZONING CODE CONSISTENCY FINDINGS

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

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

CONDITIONAL USE PERMIT MODIFICATION FINDINGS

15. The Commission finds that the proposed use will be consistent with the adopted Area Plan for the area. The proposed CUP Mod Project has no bearing on the project's consistency with the General Plan as the use and number of units that were previously approved will not change.
16. The Commission finds that the requested use at the Project Site not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The Project does not introduce any new requirements, expand existing requirements, or eliminate any requirements. The Project only aligns conditions between two Project entitlements, the original CUP and the Fourth Amendment, for consistency.
17. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area. The CUP Mod Project will have no bearing on the project's ability to comply with development standards and future review will be required prior to the issuance of any building permits.
18. The Commission finds that the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; by the other public or private service facilities as are required. The CUP Mod Project will have no bearing on the project's access as the entitlement request itself does not propose any changes to the Project but seeks to align the existing original CUP conditions of approval to the changes that were previously approved under the Fourth Amendment by the Board.
19. The Commission finds that the CUP Mod Project will not materially deviate from the terms and conditions imposed in the original CUP and Project entitlements. The original CUP conditions are inconsistent with the Fourth Amendment Condition related to project grading timing. Therefore, modifying the CUP condition language for consistency will not materially deviate from the terms and conditions that were previously imposed.
20. The Commission finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP. The CUP Mod Project is required per Condition No. 20 of the Fourth Amendment, approved by the Board on June 25, 2019. The Fourth Amendment adjusts the sequencing for compliance with the conditions of approval and mitigation measures, clarifies which parties are responsible for implementation of mitigation measures, and adds conditions to address climate change. The CUP Mod Project will align the original CUP conditions with the Fourth Amendment

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

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

ENVIRONMENTAL FINDINGS

23. The Commission finds that an Addendum to the certified EIR was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Commission finds that the CUP Mod Project does not propose any changes to the Spring Canyon Project and there are no substantial changes to the circumstances under which the approved project was undertaken or new information of substantial importance which will show the Project has a new or more severe significant effect on the environment not discussed in the previous EIR that was certified in 2004. The Commission also finds that no mitigation measures or alternatives previously found to be infeasible would in fact be feasible, and that no mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce any significant effects on the environment. In 2020, the Southern California subpopulation of mountain lions was listed as a candidate CESA species following certification of the EIR 2004 and approval of the Fourth Amendment and corresponding Addenda in 2019. However, the listing does not increase or introduce additional environmental impacts from the CUP Mod Project because the EIR's analysis and findings and prior Addenda took wildlife movement, including mountain lions, into account and determined the impact to be significant and unavoidable with the incorporation of feasible mitigation. Therefore, the subsequent listing does not change the CUP Mod Project's impact on the species because the previous environmental review and adopted mitigation measures adequately focused on the real-world effects of the Spring Canyon Project on mountain lion populations and migration, and the CUP Mod Project presents no

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

ADMINISTRATIVE FINDINGS

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

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

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

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

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

- E. The Commission finds that the modified CUP will not materially deviate from the terms and conditions imposed in the previously approved CUP.
- F. The Commission finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP.
- G. The Commission finds that all conditions of the original CUP and subsequent CUP Mod Project shall continue to apply, unless specifically modified by this approval.
- H. After consideration of the addendum to the EIR and the Final EIR itself, together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the CUP Mod Project will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Commission, and approves the addendum.

THEREFORE, THE COMMISSION:

- 1. Concludes the Addendum to the EIR for the CUP Mod Project was completed in compliance with CEQA and the State and County Guidelines related thereto.
- 2. Approves **CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2019002028**, subject to the attached conditions.

ACTION DATE: February 12, 2025

VOTE: 5:0:0:0

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

Dissenting: 0

Abstaining: 0

Absent: 0

JH:MP

02/12/25

c: Each Commissioner

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

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

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

Condition No. 1, which currently states:

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

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

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

Condition No. 8, which currently states:

“The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report (“FEIR”) for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee’s compliance with the required mitigation measures. The reports shall be submitted in the following sequence;

- Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning (“Director”) prior to issuance of grading permits.

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

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

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

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

Condition No. 15, currently states:

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

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

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

Condition No. 17, which currently states:

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

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

“The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Map Amendments 1-4, Conditional Use Permit No. 96-044-(5), Oak Tree Permit No. 96-044-(5), and Oak Tree Permit No. 201300020.

The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval:

Prior To Issuance Of A Certificate of Occupancy

- **A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance.**
- **Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual**

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

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

Prior To Issuance Of Any Grading Permits

- Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes.
- Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection.

Prior to Issuance of a Building Permit

- For Lot No. 514 (school site) permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions (now Traffic, Safety and Mobility Division).
- Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works.
- Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City’s jurisdiction to the satisfaction of Public Works.
- Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the

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

- The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director.
- Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.

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

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

Condition No. 19, which currently states:

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

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

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

Condition No. 22, which currently states:

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

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

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

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

Condition No. 23, which currently states:

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

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

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

Condition No. 24, which currently states:

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

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

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

Condition No. 36, which currently states:

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

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

“The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.

Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 Kwh.

Permittee shall fund 25 electric vehicle (“EV”) charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third party electric car charging provider, such as ChargePoint or Blink.

Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers.

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

Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current ordinances and State laws, including low water and water conservation.

Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping.

Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use.

All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping.”

Condition No. 40, which currently states:

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

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

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

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

Condition No. 41, which currently states:

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

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

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

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

Condition No. 45, which currently states:

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

In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved grading plans.”

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

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

In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department (“Fire Department”). Their review shall include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved grading plans.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Condition No. 82:

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

Condition No. 83:

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