

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	January 30, 2025	
HEARING DATE:	February 12, 2025	AGENDA ITEM: 7
PROJECT NUMBER:	96-044-(5)	
PERMIT NUMBER:	Conditional Use Permit Modification No. RPPL2019002028	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon	
OWNER/APPLICANT:	Spring Canyon Recovery Acquisition LLC	
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is not subject to the IHO.	
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov	

RECOMMENDATION

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

This is an appeal of the Hearing Officer's approval of Conditional Use Permit Modification No. RPPL2019002028 on October 22, 2024. LA County Planning staff ("Staff") recommends that the Regional Planning Commission deny the appeal and **APPROVE** Project Number 96-044-(5), Conditional Use Permit Modification No. RPPL2019002028 ("CUP Mod Project"), based on the Findings (Exhibit C – Findings) contained within this report and subject to the CUP Mod Addendum (Exhibit D – CUP Modification Addendum).

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND HAVING CONSIDERED THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT ALONG WITH THE ADDENDUM THERETO, APPROVE THE ADDENDUM PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE THE MODIFICATION OF CONDITIONS AS REQUESTED UNDER CUP MODIFICATION NO. RPPL2019002028, SUBJECT TO THE ATTACHED FINDINGS.

PROJECT DESCRIPTION

A. Modification Request

The permittee, Spring Canyon Recovery Acquisition LLC, requests to modify 12 conditions of approval of CUP No. 96-044-(5) ("original CUP"), which was approved by the County Board of Supervisors ("Board") on August 3, 2004. The original CUP was part of a larger approval for the development of a 542-unit subdivision, known as the "Spring Canyon Project". The purpose of this requested CUP Modification Project ("CUP Mod") is to update the original CUP conditions to align certain original CUP conditions with those that were previously modified or added under the related Fourth Amendment to Vesting Tentative Tract Map No. 48086 ("TR 48086"), approved on August 3, 2004. The CUP Mod was required by Condition No. 20 of the Fourth Amendment to TR 48086 to ensure conditions between all entitlements are consistent.

B. Project Background

TR 48086, a request for the creation of 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 acres, was approved by the Board on August 3, 2004. A related entitlement, the original CUP, authorized a density-controlled development within a Hillside Management Area. Following the original CUP's 2004 approval, TR 48086 was amended four times (2007, 2011, 2012, and most recently, in 2019) to make various minor updates to the tentative map, as further summarized below.

First Amendment to TR 48086

On September 27, 2007, a County Hearing Officer ("Hearing Officer") approved the First Amendment to TR 48086 to allow the following: relocation of an elementary school site from the adjacent Tract No. 36943 to the southwest corner of this Tract; adjustment of lot lines and lot configurations resulting in a total of 499 single-family residential lots (or a total of 531 single-family residential lots without the school site); a redesigned active park with only one pad and no storm drains; a revised street pattern; relocation of a water reservoir; redesigned of drainage facilities and the addition of desilting basins, both onsite and offsite; addition of a 60-inch arch culvert under Yellowstone Lane for wildlife use; removal of part of the existing pavement of the old Spring Canyon Road to provide a continuous wildlife corridor connecting Spring Canyon to the wildlife undercrossing at Stonecrest Road; addition of a landscaped parkway and a wildlife corridor on the south side of Yellowstone Lane; revision of the cross-section for the Stonecrest Road Freeway undercrossing with four retaining walls; addition of a sewer lift station; reconfiguration of Lots 317-319 to eliminate encroachment into the stream course; revision of grading

footprint and grading amount from 4.2 million cubic yards cut and fill balanced onsite to 5.3 million cubic yards cut and fill balanced onsite; and other minor changes.

Second Amendment to TR 48086

On January 18, 2011, a Hearing Officer approved a Second Amendment to TR 48086, to relocate the proposed 10.2-acre school site from the southwest corner of the project site to the center of the project site with reduction in the school site building pad; relocate 32 single-family lots to the former school site located in the southwest corner of the project site; reduce overall single-family lots within the subdivision from 531 to 492; and reduce height of retaining walls from 13 feet to a maximum of six feet.

Third Amendment to TR 48086

The Third Amendment to TR 48086, approved by the Hearing Officer on October 2, 2012, included modifications to Map Condition and Mitigation Measure language for requirements from the County Department of Public Works ("Public Works"), which originally required road right-of-way widening of Soledad Canyon Road and Spring Canyon Road, grading of existing slopes or airspace easement dedications, and the addition of traffic lines along with road widening. The approved modifications required different widening or additional traffic lanes improvements and replaced a grading or airspace easement for sight distance with an advanced warning signs and flashing beacons to be installed. The requirement to install a traffic signal did not change.

Fourth Amendment to TR 48086 ("Fourth Amendment")

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

- **Fourth Amendment Condition 20**

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

C. Hearing Proceedings for the CUP Mod Project

The CUP Mod Project was originally scheduled to be heard by a Hearing Officer on August 27, 2024, but the hearing was continued without opening the public hearing to allow for full noticing of the public hearing. The matter was continued to October 22, 2024. A duly-noticed public hearing was held on October 22, 2024. The Hearing Officer heard a presentation from Staff and testimony from the permittee as well as the Santa Monica Mountains Conservancy (“SMMC”) and Santa Clarita Organization for Planning and the Environment (“SCOPE”). The Hearing Officer asked Staff if the original CUP conditions were recorded and whether the newly modified conditions would also be recorded. Staff confirmed the permittee would be required to record the modified conditions, as was done for the original CUP. The permittee, Patrick Parker, testified that all conditions and mitigation measures that were previously approved over the years will continue to be implemented to ensure Spring Canyon as approved, is the one that is built. The permittee further added that Spring Canyon’s above-ground engineering remains unchanged.

SMMC and SCOPE spoke in opposition to the CUP Mod Project. SMMC testified that implementation of LID requirements would have a great impact on the wildlife corridor that crosses through the open space to the Stone Crest Road undercrossing, a Project feature that the SMMC negotiated with the permittee to secure. SMMC also expressed concern that a requirement for the establishment of a permanent funding source for the open space “has gone away.” SCOPE also testified that a lot of time was spent in 2019 negotiating conditions with the permittee, and that it was unclear as to why this needed to be addressed a second time. Lynn Plambeck, SCOPE representative, also said, she could not tell which addendum is being relied upon because the only addendum in the package is from 2006, and “the addendum that was most recently passed said no new issues...” Additional concerns raised by SCOPE included the following: concerns that some of conditions do not match what was originally approved, especially regarding native plants; that oversight for mitigation has changed from the original approval; that the 2010 Final Environmental Impact Report (“FEIR”) is not mentioned in the hearing package; and that important issues merit further consideration, including fire, climate, mountain lions, now a Candidate for Endangered Species Act (“CESA”) listing, water availability, and non-completion of the sanitation lift station upgrades. In his rebuttal testimony, the permittee affirmed, that applicable mitigation measures were compiled when the final maps were recorded. Open space will be funded and left in a natural state, and indigenous and native plants will be added as conditioned. After hearing all public testimony, the Hearing Officer closed the public hearing and approved the CUP Mod Project.

D. Summary of the Appeal of the CUP Mod Project

On October 31, 2024, the Mountain Recreation and Conservation Authority (“MRCA”) filed an appeal of the Hearing Officer’s decision, citing CUP Condition Nos. 15, 17, 36, and 40 as the basis for the appeal as follows:

Condition No. 15

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

MCRA also asserts that the “Yellowstone Lane” wildlife crossing is only suitable to the most urban-adapted species, and not any others. MCRA further contends that the condition requirements for the “Stonecrest Road” wildlife linkage must include wildlife exclusion fencing along SR-14 to prevent wildlife from straying onto the highway. MCRA also notes that CDFW listed the mountain lion as a candidate species for protection by the California Endangered Species Act (“CESA”), and therefore the Spring Canyon Project will “substantially affect a rare, threatened, or endangered species” by interfering with its movement and diminishing its habitat. MCRA argues that the speed limit on Soledad Canyon Road should be reduced to 35 miles per hour and include photo enforcement to be effective for as a wildlife corridor to/from the Santa Clara River.

Condition 17

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

Condition 36

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

Condition 40

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

E. Staff Response to the Appeal of CUP Mod Project

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

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

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

Additionally, any changes to the regulatory environment that have occurred, subsequent to the approval of the Spring Canyon Project in 2004, such as the listing of mountain lions as a CESA candidate species or fire hardening regulations, do not need to be considered in conjunction with the CUP Mod Project nor should any claims that the Spring Canyon Project's previously adopted EIR and Addenda do not provide adequate analysis or mitigation to offset impacts. The period for legally challenging these environmental determinations has passed. [See CEQA Guidelines § 15112 (maximum CEQA statute of limitations of 180 days).] As discussed below, the Project's Draft EIR adequately analyzed the impact to mountain lion habitat and

populations, specifically regarding habitat linkages, and the change in species status under the CESA would not alter those factual conclusions.¹

Additional Response to Condition No. 15

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

Additional Response to Condition No. 40

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

F. Modification to the Original CUP

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

Current Language	Proposed Modification
Condition No. 1	
This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval.	This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" (Amendment Map) dated August 14, 2018, subject to all the following conditions of approval.
Condition No. 8	

¹See *Fort Mojave Indian Tribe v. Department of Health Services* (1995) 38 Cal.App.4th 1574, 1604 In where subsequent designation of impacted land as "critical habitat" for endangered desert tortoise did not require a subsequent or supplemental EIR because the EIR's "analysis and findings had already taken into account the project's ouster of ninety acres of 'high quality desert tortoise habitat.'"

<p>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:</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.	<p>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> <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>
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Condition No. 15	
<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 Map Amendment Nos. 1 through 4, Conditional Use Permit No.96-044-(5), Oak Tree Permit No. 96-044-(5) and Oak Tree Permit No. 201300020.</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.

	<ul style="list-style-type: none">• 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 Division (now Traffic, Safety and Mobility Division).
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	<ul style="list-style-type: none">• 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. <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.
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Condition No. 19	
A maximum of 542 single-family residential units are permitted on the subject property.	A maximum of 492 single-family residential units are permitted on the subject property.
Condition No. 22	
The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits.	<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 (SR-14) Freeway with attendant resultant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and of any 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&Rs.</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 (SR-14) Freeway. In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program.
Condition No. 24	
The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.	The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&Rs provided to homeowners, and the CC&Rs shall prohibit any such condition from

	being amended in any way, or eliminated, without prior approval from the Director.
Condition No. 36	
The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.	<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 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</p>

	County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping.
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 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>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>
Condition No. 41	
<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</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.</p>

otherwise bear the entire costs to complete such improvements.	Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.
Condition No. 45	
<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>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.</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</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 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.</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>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 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</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 Subdivider shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director.</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 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>
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<p>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> <p>These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.</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> <p>These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.</p>
<p>New Condition No. 82</p>	
	<p>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.</p>

BURDEN OF PROOF

The permittee is required to substantiate all facts identified by Section 22.236.050 (Findings and Decision) of the County Code. Consistency findings can be found in the attached Findings (Exhibit C – Findings). The Burden of Proof with permittee’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the permittee has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for an Addendum to the certified EIR. An Addendum to the certified EIR was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Addendum concludes the CUP Mod Project does not propose any changes to the Spring Canyon Project and there are no substantial changes to the circumstances under which the approved project was undertaken or new information of substantial importance which will show the Project has a new or more severe significant effect on the environment not discussed in the previous EIR. Additionally, there are no mitigation measures or alternatives previously found to be infeasible that would in fact be feasible, and there are no mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce any significant effects on the environment.

In 2020, the Southern California subpopulation of mountain lions was listed as a candidate CESA species following certification of the EIR in 2004 and approval of the Fourth Amendment and corresponding Addenda in 2019. However, the listing does not increase or introduce additional environmental impacts from the CUP Mod Project because the EIR’s analysis and findings and prior Addenda took wildlife movement, including mountain lions, into account and determined the impact to be significant and unavoidable with the incorporation of feasible mitigation. Therefore, the subsequent listing does not change the CUP Mod Project’s impact on the species because the previous environmental review and adopted mitigation measures adequately focused on the real-world effects of the Spring Canyon Project on mountain lion populations and migration, and the CUP Mod Project presents no changes to subdivision design or scope of the proposed development. (See footnote 1 above). Therefore, a subsequent or supplemental EIR is not required pursuant to CEQA Guidelines Sections 15162 or 15163, and an Addendum to the EIR under section 15164 is appropriate and sufficient to comply with CEQA.

COMMENTS RECEIVED

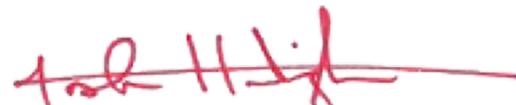
As required by Section 22.236.040 (Application and Review Procedures) of the County Code, notices for the CUP Mod Project were mailed to all property owners within the 1,000-foot radius and other interested parties on July 25, 2024, and September 16, 2024, for the public hearing before the Hearing Officer. The public hearing for the appeal, before the Regional Planning Commission, was noticed in the same manner as the CUP Mod Project, with notices mailed to all property owners, at the same radius, and other interested parties on December 30, 2024.

The following correspondence was received for the public hearing before the Hearing Officer:

- 1) A Public Records Act request from SCOPE dated August 5, 2024, clarified on September 16, 2024, requesting specific project materials to be uploaded to the Project webpage. Letters from SCOPE dated August 25, 2024 and October 21, 2024, were also submitted citing the same concerns that were raised at the Hearing Officer public hearing held on October 22, 2024.

- 2) Letters from the MCRA dated October 17, 2024 and October 21, 2024, claiming the Project's tentative map life has expired, the County's Low standards were not effective until after certification of the Project's FEIR, the MMRP needs to be updated due to the passage of time, listing of the mountain lion has been listed as a CESA candidate, regarding habitat mitigation there are low soil moisture conditions, and yearly temperature increases, and reiterating the need for the establishment of a funding source to fund the maintenance of the open space lots and transfer of the land to a public agency.
- 3) Two inquiries were received requesting information on the scope of the entitlement and the construction timeline from the Agua Dulce Town Council and an individual.

Report
Reviewed
By:



Joshua Huntington, AICP, Supervising Regional Planner

Report
Approved
By:



Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Project Summary
EXHIBIT B	Draft Findings Revised
EXHIBIT C	CUP Modification Addendum Revised
EXHIBIT D	Addendum Revised Previously Adopted EIR: https://lacrpl.legistar.com/LegislationDetail.aspx?ID=6739794&GUID=389DDCEA-319E-49F2-91F8-3B62FAE0E05C&Options=ID Text &Search=48086
EXHIBIT E	Appeal submitted by MRCA dated October 31, 2024
EXHIBIT F	<ul style="list-style-type: none">Hearing Officer Findings and Conditions: https://lacrpl.legistar.com/View.ashx?M=F&ID=13393731&GUID=E0A68389-2049-44C4-8EB7-7880ED73DE71Hearing Package dated October 8, 2024, which includes the Environmental Determination (Addendum) and Original Findings & Conditions of Approval for CUP 96-044-(5): lacrpl.legistar.com/View.ashx?M=F&ID=13366619&GUID=E6CA9638-7BC0-4298-9CF7-66DC3BF71C1DSupplemental Memo dated October 21, 2024: https://lacrpl.legistar.com/View.ashx?M=F&ID=13366619&GUID=E6CA9638-7BC0-4298-9CF7-66DC3BF71C1D

	<ul style="list-style-type: none">• Supplemental Memo dated October 17, 2024: https://lacrpl.legistar.com/View.ashx?M=F&ID=13386071&GUID=8EEDA41A-29B5-4261-B989-476AC9863E05• Supplemental Memo dated August 26, 2024: https://lacrpl.legistar.com/View.ashx?M=F&ID=13258666&GUID=388AFB3C-0060-45DB-82A5-7A626D706F19• Supplemental Memo dated August 15, 2024: https://lacrpl.legistar.com/View.ashx?M=F&ID=13236843&GUID=7A5A7C7E-39BD-4D76-AE4B-1A07FFADA88C
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**PROJECT NUMBER**

96-044-(5)

HEARING DATE

February 12, 2025

REQUESTED ENTITLEMENT(S)

Conditional Use Permit Modification No.
RPPL2019002028 ("CUP Mod Project")

PROJECT SUMMARY

OWNER / APPLICANT

Spring Canyon Recovery Acquisition LLC

MAP/EXHIBIT DATE

N/A

PROJECT OVERVIEW

An appeal of the Hearing Officer's approved on October 22, 2024. The CUP Mod Project is a request to modify 12 conditions of approval (Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45) of CUP No. 96-044-(5) ("original CUP") to align with new and adjusted conditions approved under the Fourth Amendment to Vesting Tentative Tract Map No. 48086 (RPPL2018004065) ("Fourth Amendment"), which was approved by the County Board of Supervisors on June 25, 2019.

LOCATION

North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon

ACCESS

Yellowstone Road

ASSESSORS PARCEL NUMBERS

514 parcels from recorded Tract Map Nos.
48086, 48086-01, 48086-02, and 48086-03

SITE AREA

548.1 Gross Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Soledad

PLANNING AREA

Santa Clarita Valley

LAND USE DESIGNATION

H2 (Residential 2 – Up to 2 Dwelling Units Per Acre)

ZONE

R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area), and A-2 (Heavy Agricultural)

PROPOSED UNITS

492

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to the previously certified Environmental Impact Report

KEY ISSUES

- Conform CUP conditions to the Fourth Amendment conditions of approval as required by Fourth Amendment Condition No. 20.
- Consistency with the Santa Clarita Valley Area Plan and General Plan
- Satisfaction of the following portions of Title 22 of the County Code:
 - Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions)
 - Section 22.158.050 (CUP – Findings and Decision Requirements)

CASE PLANNER:

Marie Pavlovic, Senior Planner

PHONE NUMBER:

(213) 459 - 3586

E-MAIL ADDRESS:

mpavlovic@planning.lacounty.gov

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

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing to consider an appeal of the Hearing Officer’s decision to approve Conditional Use Permit Modification to RPPL2019002028 (“CUP Mod Project”) on February 12, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **SUMMARY OF THE APPEAL OF THE CUP MOD PROJECT.** On October 31, 2024, the Mountain Recreation and Conservation Authority (“MRCA”) filed an appeal of the Hearing Officer’s decision on October 31, 2024, citing CUP Condition Nos. 15, 17, 36, and 40 as the basis for the appeal as follows:

Condition No. 15

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

MCRA then asserts that the “Yellowstone Lane” wildlife crossing is only suitable to the most urban-adapted species, and not any others. MCRA further argues that the condition requirements for the “Stonecrest Road” wildlife linkage must include wildlife exclusion fencing along SR-14 to prevent wildlife from straying onto the highway. MCRA also notes that CDFW listed the mountain lion as a candidate species for protection by the California Endangered Species Act (“CESA”), and therefore the Spring Canyon Project will “substantially affect a rare, threatened, or endangered species” by interfering with its movement and diminishing its habitat. MCRA argues that the speed limit on Soledad Canyon Road should be reduced to 35 miles per hour and include photo enforcement to be effective as a wildlife corridor to/from the Santa Clara River.

Condition 17

MRCA asserts that the requirement to install native landscaping on the eight-foot-wide multimodal trail for wildlife linkage cannot feasibly be completed without the vegetation encroaching into either the multimodal trail or Stonecrest Road. MRCA also argues that Oak Tree Permit No. 201300020 from 2013 is outdated, and that

the requirement to transfer open space to a public agency or non-profit is “insufficiently vague.”

Condition 36

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

Condition 40

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

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

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

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

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

Additional Response to Condition No. 15

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

Additional Response to Condition No. 40

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

5. **MODIFICATIONS.** The permittee, Spring Canyon Recovery Acquisition LLC ("permittee"), requests a CUP Mod Project to authorize the modification of 12 conditions of CUP No. 96-044-(5) ("original CUP"), including Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45 ("Project"); the original CUP was approved by the County Board of Supervisors ("Board") on August 3, 2004. The original CUP authorized a density-controlled development within a Hillside Management Area.
6. **RELATED ENTITLEMENTS.** Vesting Tentative Tract Map No. 48086 ("TR 48086") is a related entitlement, and was approved together with the original CUP by the Board on August 3, 2004, to create 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 gross acres. TR 48086 was amended four times: 2007, 2011, 2012, and 2019.
7. **LOCATION.** The Project is located north of the Antelope Valley (SR-14) Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District in the Santa Clarita Valley Planning Area in the unincorporated community of Santa Clarita Valley ("Project Site").
8. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 – 2 Dwelling Units per Acre) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

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

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

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

B. Site Access

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

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

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

- **Fourth Amendment Condition 20**

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

D. Modifications to the Original CUP

The permittee is proposing to modify 12 conditions of approval, as required by Condition No. 20 of the Fourth Amendment, detailed in the table below. Condition

Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45. Condition No. 82 has been added as suggested by the Hearing Officer during the public hearing on October 22, 2024.

Current Language	Proposed Modification
Condition No. 1	
This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval.	This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" (Amendment Map), dated August 14, 2018, subject to all the following conditions of approval.
Condition No. 8	
<p>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:</p> <ul style="list-style-type: none"> • Prior to or concurrent with submittal of a site plan to be 	<p>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> <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

<p>approved by the Director of Planning (“Director”) prior to issuance of grading permits.</p> <ul style="list-style-type: none"> 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. 	<p>project is phased, a report shall be submitted at each successive phase;</p> <ul style="list-style-type: none"> 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>
Condition No. 15	
<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
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	<p>Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes.</p> <ul style="list-style-type: none">• 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 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
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	<p>satisfaction of Regional Planning, Public Works, and the Fire Department.</p> <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	The permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway (SR-14), and proposed Cemex location south of the Antelope Valley Freeway (SR-14). In addition, the

proposed Cemex location south of the Antelope Valley Freeway.	sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program.
Condition No. 24	
The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.	The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R's provided to homeowners, and the CC&R's shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.
Condition No. 36	
The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.	<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 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</p>

	<p>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 issuance of the certificate of occupancy for the first single-family residential unit in the project:</p> <p>a. Improved youth soccer field;</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>b. Recreational turf and landscaping; and c. Restroom facilities.</p>	
Condition No. 41	
<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>
Condition No. 45	
<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>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</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 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</p>

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

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

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

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

13. **CEQA DETERMINATION.**

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

Prior to the Commission’s public hearing on the Project, an Addendum to the certified EIR was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Addendum concludes the CUP Mod Project does not propose any changes to the Spring Canyon Project and there are no substantial changes to the circumstances under which the approved project was undertaken or new information of substantial importance which will show the Project has a new or more severe significant effect on the environment not discussed in the previous EIR. Additionally, there are no mitigation measures or alternatives previously found to be

infeasible that would in fact be feasible, and there are no mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce any significant effects on the environment.

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

GENERAL PLAN CONSISTENCY FINDINGS

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

ZONING CODE CONSISTENCY FINDINGS

15. **DEVELOPMENT STANDARDS.** The Commission finds that the review of CUP Mod Project conformity with the development standards for the residential use in the R-1 (Single-Family Residence) and A-2 (Heavy Agricultural) zoning was conducted as part of the Fourth Amendment. The future residences will undergo a development standards conformance review prior to issuance of a building permit pursuant to County Code Chapters 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) and 22.18 (Residential Zones). It should be noted that the CUP Mod Project does not propose any changes to the Project and all zoning requirements apply unless specifically modified by the original CUP.

CONDITIONAL USE PERMIT MODIFICATION FINDINGS

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

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

ENVIRONMENTAL FINDINGS

24. The Commission finds that an Addendum to the certified EIR was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Commission finds that the CUP Mod Project does not propose any changes to the Spring Canyon Project and there are no substantial changes to the circumstances under which the approved project was undertaken or new information of substantial importance which will show the Project has a new or more severe significant effect on the environment not discussed in the previous EIR that was certified in 2004. The Commission also finds that no mitigation measures or alternatives previously found to be infeasible would in fact be feasible, and that no mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce any significant effects on the environment. In 2020, the Southern California subpopulation of mountain lions was listed as a candidate CESA species following certification of the EIR 2004 and approval of the Fourth Amendment and corresponding Addenda in 2019. However, the listing does not increase or introduce additional environmental impacts from the CUP Mod Project because the EIR's analysis and findings and prior Addenda took wildlife movement, including mountain lions, into account and determined the impact to be significant and unavoidable with the incorporation of feasible mitigation. Therefore, the subsequent listing does not change the CUP Mod Project's impact on the species because the previous environmental review and adopted mitigation measures adequately focused on the real-world effects of the Spring Canyon Project on mountain lion populations and migration, and the CUP Mod Project presents no changes to subdivision design or scope of the proposed development. (See *Fort Mojave Indian Tribe v. Department of Health Services* (1995) 38 Cal.App.4th 1574, 1604 [Subsequent designation of impacted land as "critical habitat" for endangered

desert tortoise did not require a subsequent or supplemental EIR because the EIR's "analysis and findings had already taken into account the project's ouster of ninety acres of 'high quality desert tortoise habitat.'"].) Therefore, a subsequent or supplemental EIR is not required pursuant to CEQA Guidelines Sections 15162 or 15163, and an Addendum to the EIR under section 15164 is appropriate and sufficient to comply with CEQA.

ADMINISTRATIVE FINDINGS

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

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

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

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

JSH:EGA:MP

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

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

Pursuant to Chapter 22.236 (Minor Modification Or Elimination Of Conditional Use Permit Conditions) of the County Code, and in conformance with the 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.

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.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: February 12, 2025
PROJECT NUMBER: 96-044-(5)
PERMIT NUMBER(S): Conditional Use Permit Modification (CUP Mod Project) No. RPPL2019002028
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District in the Santa Clarita Valley Planning Area
OWNER/APPLICANT: Spring Canyon Recovery Acquisition LLC
CASE PLANNER: Marie Pavlovic, Senior Planner
 mpavlovic@planning.lacounty.gov

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2019002028

Conditional Use Permit Modification No. RPPL2019002028 is a request to modify 12 conditions of approval (Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45) of CUP No. 96-044-(5) (“original CUP”) to align with new and adjusted conditions in the Fourth Amendment to Vesting Tentative Tract Map No. 48086 (RPPL2018004065) (“Fourth Amendment”), which was approved by the Los Angeles County (“County”) Board of Supervisors (“Board”) on June 25, 2019. CUP No. 96-044 was approved by the Board on August 3, 2004, authorizing a density-controlled development within a Hillside Management Area, along with the related Vesting Tentative Tract Map No. 48086; the Vesting Tentative Map was amended three times before its Fourth Amendment approval in 2019. The Project is located north of the Antelope Valley (SR-14) Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District in the Santa Clarita Valley Planning Area within the Soledad Zoned District of the County.

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously adopted Environmental Impact Report (“EIR”) if changes or additions to the document are necessary and none of the conditions described in Section 15162 are present. Staff of the County Department of Regional Planning has determined that the CUP Mod Project does not propose any changes to the Spring Canyon Project and there are no substantial changes to the circumstances under which the approved

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

In 2020, the Southern California subpopulation of mountain lions was listed as a candidate CESA species following certification of the EIR in 2004 and approval of the Fourth Amendment and corresponding Addenda in 2019. However, the listing does not increase or introduce additional environmental impacts from the CUP Mod Project because the EIR's analysis and findings and prior Addenda took wildlife movement, including mountain lions, into account and determined the impact to be significant and unavoidable with the incorporation of feasible mitigation. Therefore, the subsequent listing does not change the CUP Mod Project's impact on the species because the previous environmental review and adopted mitigation measures adequately focused on the real-world effects of the Spring Canyon Project on mountain lion populations and migration, and the CUP Mod Project presents no changes to subdivision design or scope of the proposed development. (See *Fort Mojave Indian Tribe v. Department of Health Services* (1995) 38 Cal.App.4th 1574, 1604 [Subsequent designation of impacted land as "critical habitat" for endangered desert tortoise did not require a subsequent or supplemental EIR because the EIR's "analysis and findings had already taken into account the project's ouster of ninety acres of 'high quality desert tortoise habitat.'"]). Therefore, a subsequent or supplemental EIR is not required pursuant to CEQA Guidelines Sections 15162 or 15163, and this Addendum to the EIR under section 15164 is appropriate and sufficient to comply with CEQA. This Addendum to the previously certified EIR (State Clearinghouse No. 19997031043) provides adequate environmental analysis for the project as currently amended.

Links to the previously adopted EIR can be found on the project page here: [Archived Records Including the EIR](#).

EXHIBIT E

DATE: 10/31/2024

TO: Ms. Elida Luna
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room
1350 Los Angeles, CA 90012
appeal@planning.lacounty.gov

FROM: Chad Christensen, Mountains Recreation and Conservation Authority
Name

SUBJECT:

Project Number(s): Project No. 96044-(5), CUP 96-044-(5), Amend. Tract Map No. 48086, Oak Tree No. 201300020, Plan No. RPPL2018004065

Case Number(s): CUP Modification No. RPPL2019002028

Case Planner: Marie Pavlovic

Address: North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District

Assessor Parcel Number: 3211-021-054 + 514 Lots created by TR48086, TR48086-1, TR48086-2, and TR48086-3

Planning Area: Santa Clarita Valley Planning Area

Entitlement Requested:

Related Zoning Matters:

Tentative Tract/Parcel Map No.	VTM 48086
CUP, VAR, or Oak Tree No.	CUP 96-044-(5), Oak Tree No. 201300020, Plan No. RPPL2018004065
Change of Zone Case No	
Other	

I am appealing the decision of (check one and fill in the underlying information)

☐Director☒Hearing OfficerDecision Date: 10/22/2024Public Hearing Date: 10/22/2024Hearing Officer's Name: Diane TempleAgenda Item No.: 3

The following decision is being appealed (Check all that apply)

☐

The Denial of this request

☒

The Approval of this request

☒

The following conditions of approval:

COAs 15, 17, 36, and 40List conditions here

The reason for appeal is as follows:

COA 15

COA 15 indicates the Project will grade 7,237,000 cubic yards of earth with no analysis of lead contamination to air or water quality despite Project materials that state: "... shooting, hunting, and off-road vehicle activity ... occurs on the site on an almost daily basis" (D-EIR, 4.6-15).

~~The lack of lead analysis leaves the County open to liability should Project grading mobilize~~

Are you the applicant for the subject case(s) (check one)?

☐

Yes

☒

No

The appeal filing fee as indicated on the Fee Schedule (<https://planning.lacounty.gov/fees>) may be paid online via Epic LA (<https://epicla.lacounty.gov/SelfService/#/home>), or submitted herein (cash, check, credit card or money order). Make checks payable to Los Angeles County.



Appellant Signature

Chad Christensen

Print Name

26800 Mulholland Highway, Calabasas, CA 91302

Address

chad.christensen@mrca.ca.gov

Email

(310) 589-3230 x.121

Day Time Telephone No.

From: [DRP Appeal](#)
To: [chad.christensen](#)
Cc: [DRP Appeal](#); [Kevin Finkel](#); [Mitch Glaser](#); [Susan Tae](#); [Marie Pavlovic](#); [Joshua Huntington](#)
Subject: RE: Appeal to RPC (Non-Applicant) Mountains Recreation and Conservation Authority/Chad Christensen_Project No. 96-044-(5); CUP Modification No. RPPL2019002028
Date: Monday, November 4, 2024 12:33:14 PM
Attachments: [rpc_appeal - Spring Cyn 96-044-\(5\) signed.pdf](#)
[Receipt.pdf](#)

Hi Chad,

Thank you for completing your appeal fee, your receipt is attached. Mari, cc'd, will contact you with further instructions. Thank you.

I'm also confirming that the Text Box for the reason to appeal has the following information:

COA 15

COA 15 indicates the Project will grade 7,237,000 cubic yards of earth with no analysis of lead contamination to air or water quality despite Project materials that state: "... shooting, hunting, and off-road vehicle activity ... occurs on the site on an almost daily basis" (D-EIR, 4.6-15). The lack of lead analysis leaves the County open to liability should Project grading mobilize lead shot known to exist in Tapie and Spring Canyons.

COA 15 requires the Project "shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018)." This referenced Exhibit "A" claims to provide a Wildlife Undercrossing of future Yellowstone Lane in the southwest extent of the Project leading to the SR-14 Spring Creek culvert which eventually drains to the Santa Clara River Significant Ecological Area; however, "Development of the site as planned would eliminate the available [wildlife] linkage via the [SR-14] culvert. The on-site [Yellowstone Lane] culvert mouth would be surrounded by development and would not be used by any but the most tolerant wildlife species, such as raccoon and opossum. The loss of the scrub oaks and holly-leaved cherry in lower Tapie Canyon will be significant for local wildlife" (D-EIR, 4.6-23). Thus, what appears on paper as a Wildlife Undercrossing of Yellowstone Lane is actually a linkage to/from nowhere for regional wildlife except for the most urban-adapted species.

COA 15 similarly attempts to require a wildlife linkage at the off-site SR-14 "underpass at Stonecrest Road [that] is presently a significant choke-point and its importance will be magnified with the elimination of the [SR-14] culvert [linkage]. While the reconstruction (i.e., road widening to existing pillars, addition of a raised 5' sidewalk, and a separate 8'-wide, raised equestrian/wildlife trail) of site access at Stonecrest Road has been designed in attempt to reduce the significance of the project's overall impact on the regional wildlife movement corridor, wildlife movement may be significantly inhibited" (D-EIR 4.6-23). Again, what appears to be an on-paper wildlife linkage is an 8-foot-wide multi-use trail under the SR-14 Freeway with no visual, light, or noise shielding that will connect wildlife to Soledad Canyon Road that, if improved per plan, "... will provide for sight distance along Soledad Canyon Road for a 60 MPH design speed" (D-EIR 4.9-30). The Stonecrest Road wildlife linkage improvement must, at minimum, be amended to include wildlife exclusion fencing, with appropriate jump-outs, along both the north and south SR-14 rights-of-way, in order to prevent wildlife directed to the Stonecrest Road undercross from straying onto the SR-14 Freeway and allowing animals to escape the SR-14 exclusion fencing should they become trapped on the Freeway side.

Given the CDFW's inclusion of the Southern California Evolutionary Significant Unit of mountain lion as a candidate species for protection by the California Endangered Species Act (CESA), the Project will substantially affect a rare, threatened, or endangered species (or the habitat of such species), interfere with the movement of a migratory wildlife species, and substantially diminish habitat for wildlife. The increase of Soledad Canyon Road to 60 MPH will result in additional wildlife-vehicle collisions should wildlife attempt to

use the Stonecrest Road wildlife linkage. Soledad Canyon Road speeds should be reduced to 35 MPH—with photo enforcement—if this is truly intended to be a wildlife corridor to/from the Santa Clara River.

COA 17

COA 17 attempts to improve COA 15's requirement for an 8-foot-wide multi-modal trail for wildlife linkage "with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection" (Report to Hearing Officer dated October 8, 2024, pg. 7 of 15). However, as shown on Exhibit "A" (August 14, 2018) there is no opportunity to install vegetation in the Stonecrest Road undercross of SR-14 that would retain north- and south-bound Stonecrest Road traffic lane widths of at least 14 feet—vegetation encroachment into the multi-modal trail or at least one traffic lane would be required.

COA 17 updates the Project to include Oak Tree Permit No. 201300020 that included a re-survey of the property for oak trees in February 2013. Because this re-survey only included field data sheets for then Ordinance-sized trees, Oak Tree Permit No. 201300020 is outdated, insufficient, and must be supplemented with a current survey of all onsite oak trees to ensure none of approximate 2,650 oak trees that were deemed not subject to the Los Angeles County Oak Tree Ordinance from the 2013 re-survey have grown to become Ordinance-sized and protected trees.

COA 17 amends the condition that the Permittee transfer the Open Space lots to a public agency, or non-profit conservation organization where a "... final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director" (Report to Hearing Officer dated October 8, 2024, pg. 6 of 15) that is insufficiently vague to deliver adequate public recreation and habitat and fire safety benefit for this stage of Project approvals.

COA 36

COA 36 adds solar panel and electrical upgrade components to the prior condition that was previously limited to water-saving devices and technology. Because this Project is located in a State-recognized Very High Fire Hazard Severity Zone, COA 36 must also impose structure hardening requirements including, but not limited to: closed eaves, metal roll-down shutters on all first floor windows for structures that abut open space lots, and sufficient HVAC systems for all occupied structures to allow residents and school attendees to shelter-in-place.

COA 40

COA 40 appears to eliminate the prior requirement that the Permittee construct a restroom facility as part of the Active Park improvements. While this restroom facility may be re-required as part of a future agreement with the Department of Parks and Recreation, the removal of the restroom facility from COA 40 indicates the County may not require the Active Park to provide reasonable restroom facilities for Active Park users. Failure to provide an adequate restroom facility at the Active Park will result in park users improvising restrooms and increasing adverse impacts to native habitat areas. Without the condition that the Permittee construct the restroom, restroom construction costs will likely shift to the Department of Parks and Recreation that is already over-burdened with developing park facilities for under-served communities and ongoing maintenance costs at existing developed parks.

ELIDA LUNA (she/her/hers)

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EXHIBIT F

- Hearing Officer Findings and Conditions:
[https://lacrdrp.legistar.com/View.ashx?
M=F&ID=13393731&GUID=E0A68389-2049-44C4-8EB7-7880ED73DE71](https://lacrdrp.legistar.com/View.ashx?M=F&ID=13393731&GUID=E0A68389-2049-44C4-8EB7-7880ED73DE71)
- Hearing Package dated October 8, 2024, which includes the Environmental Determination (Addendum) and Original Findings & Conditions of Approval for CUP 96-044-(5):
[lacrdrp.legistar.com/View.ashx?
M=F&ID=13366619&GUID=E6CA9638-7BC0-4298-9CF7-66DC3BF71C1D](https://lacrdrp.legistar.com/View.ashx?M=F&ID=13366619&GUID=E6CA9638-7BC0-4298-9CF7-66DC3BF71C1D)
- Supplemental Memo dated October 21, 2024:
[https://lacrdrp.legistar.com/View.ashx?
M=F&ID=13366619&GUID=E6CA9638-7BC0-4298-9CF7-66DC3BF71C1D](https://lacrdrp.legistar.com/View.ashx?M=F&ID=13366619&GUID=E6CA9638-7BC0-4298-9CF7-66DC3BF71C1D)
- Supplemental Memo dated October 17, 2024:
[https://lacrdrp.legistar.com/View.ashx?
M=F&ID=13386071&GUID=8EEDA41A-29B5-4261-B989-476AC9863E05](https://lacrdrp.legistar.com/View.ashx?M=F&ID=13386071&GUID=8EEDA41A-29B5-4261-B989-476AC9863E05)
- Supplemental Memo dated August 26, 2024:
[https://lacrdrp.legistar.com/View.ashx?
M=F&ID=13258666&GUID=388AFB3C-0060-45DB-82A5-7A626D706F19](https://lacrdrp.legistar.com/View.ashx?M=F&ID=13258666&GUID=388AFB3C-0060-45DB-82A5-7A626D706F19)
- Supplemental Memo dated August 15, 2024:
[https://lacrdrp.legistar.com/View.ashx?
M=F&ID=13236843&GUID=7A5A7C7E-39BD-4D76-AE4B-1A07FFADA88C](https://lacrdrp.legistar.com/View.ashx?M=F&ID=13236843&GUID=7A5A7C7E-39BD-4D76-AE4B-1A07FFADA88C)