

April 2, 2025

Alex Boggs
80 S. Lake Ave, Suite 702
Pasadena, CA 91101

PROJECT NO. PRJ2024-000339-(5)
CONDITIONAL USE PERMIT NO. RPPL2024000460
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024000463
APNs 2812-005-007 and 2812-005-006

Dear Alex Boggs:

The Regional Planning Commission (“Commission”), by its action of **April 2, 2025**, has approved the above-referenced project. Enclosed are the Commission’s Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Commission’s decision. The appeal period for this project will end at 5:00 p.m. on **April 16, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.


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

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

For questions or for additional information, please contact Christopher Keating of the North County Development Services Section at (213) 647-2467 or ckeating@planning.lacounty.gov.

Alex Boggs
April 2, 2025
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Sincerely,
AMY J. BODEK, AICP
Director of Regional Planning



Samuel Dea, Supervising Regional Planner
North County Development Services Section

SD:CK

Enclosures: Findings, Conditions of Approval

c: PW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2024-000339-(5)
CONDITIONAL USE PERMIT NO. RPPL2024000460
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024000463

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on April 2, 2025 in the matter of PRJ2024-000339, consisting of Conditional Use Permit (“CUP”) No. RPPL2024000460 and Administrative Housing Permit (“AHP”) No. RPPL2024000463. The CUP and AHP are referred to collectively as the “Project Permits.”
2. **HEARING PROCEEDINGS.** A duly noticed public hearing on the Project Permits was held on April 2, 2025, before the Commission. LA County Planning staff (“staff”) presented the Project. Additionally, the agent, Tim Riley, representing the applicant, Alex Boggs, provided testimony for the Project. Commissioner Hastings asked if the Project Site is located in a Very High Fire Hazard Severity Zone (“VHFHSZ”). Staff responded that the Project Site is located in a VHFHSZ. Commissioner Duarte-White asked for an explanation on why the five-year extension request (RPPL202000830) in 2020 was denied; staff provided the entitlement history. Commissioner Hastings asked how much of the parcel is vacant, and if the mobilehome park could be expanded to provide additional manufactured homes. Staff responded that the Project was proposed without modifications to the mobilehome park, and the density allowed by the General Plan is one dwelling unit per acre, thus future expansion of the mobilehome park would require an additional density bonus. No members of the public provided comments on the Project. The Commission unanimously approved the Project Permits without modifications to the recommended Findings and Conditions.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Inspire Communities (“permittee”), requests the Project Permits to authorize the continued operation and maintenance of an existing 182-unit mobilehome park and the appurtenant facilities named Lily of the Valley (“Project” or “MHP”), on a property located at 29021 Bouquet Canyon Road (“Project Site”) in the unincorporated community of Saugus within the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code (“County Code”) Sections 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W, Use Regulations) and 22.140.370 (Mobilehome Parks).
4. **ENTITLEMENT(S) REQUIRED.** A CUP is required for a mobilehome park in the A-1-1 Zone pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W, Use Regulations). The CUP also authorizes modification of development standards for the existing mobilehome park related to screening requirements, as specified in Section 22.140.370.E (Mobilehome Parks,

Development Standards) pursuant to County Code Section 22.140.370.C (Mobilehome Parks, Modification).

5. **ENTITLEMENT(S) REQUIRED.** An AHP is required to grant a density bonus for existing mobilehome parks exceeding the density allowed by the General Plan pursuant to County Code Sections 22.120.075 (Mobilehome Park Density Bonus), Sections 22.140.370.C (Mobilehome Parks, Modification), and 22.166.040.040 (Administrative Housing Permit) in order to comply with County Code Section 22.140.370.D (Mobilehome Park, Density). The AHP also grants a waiver to modify development standards for the front and rear yard setback requirements pursuant to County Code Section 22.166.040.C (Administrative Housing Permit, Findings and Decisions).
6. **LOCATION.** The MHP is located at 29021 Bouquet Canyon Road within the Sand Canyon Zoned District and Santa Clarita Valley Planning Area.
7. **PREVIOUS ENTITLEMENT(S).** The MHP has been in operation since the 1960s. There are no records of previous land use approval from the original construction, but building permit records indicate the MHP was established in 1962. Zoning Exception Case (“ZEC”) 9281 was granted on March 31, 1970 providing a 25-year deferment for the MHP to receive a CUP pursuant to County Code Section 22.16.030.C. The MHP was granted five (5) consecutive five-year extensions in 1995, 2000, 2005, 2010, and 2015. The MHP’s request for an additional five-year extension (RPPL2020000830) in 2020 was denied as the authority to grant time extension permits for mobilehome parks [County Code Section 22.52.500.L (Mobilehome parks – Applicability of permit conditions, Renewals)], was removed as part of the update to Title 22 (Planning and Zoning) of the County Code on February 28, 2019.
8. **LAND USE DESIGNATION.** The Project Site is located within the RL1 (Rural Land 1 – One Dwelling Unit 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 located in the Sand Canyon Zoned District and is currently zoned A-1-1. Pursuant to County Code Section 22.16.030.C, a CUP is required for a mobilehome park.

10. SURROUNDING LAND USES AND ZONING

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

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL5 (Rural Land 5 – One Dwelling Unit per Five Acres), City of Santa Clarita	A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area), City of Santa Clarita	Single-Family Residences (“SFRs”), Storage, Vacant Land
EAST	RL1	A-1-1	Vacant Land

SOUTH	RL1	A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area)	SFR, Farming
WEST	RL1, City of Santa Clarita	A-1-1, City of Santa Clarita	Vacant Land, SFR

11. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is comprised of two parcels: Assessor’s Parcel Numbers (“APN”) 2812-005-007 and 2812-005-006. The Project Site is a 32.57-acre trapezoid-shaped parcel development with 182 mobilehome units, appurtenant facilities, and ground-mounted solar.

B. Site Access

Two points of access are provided by Bouquet Canyon Road, an 80-foot right-of-way (“ROW”) and designated as a Secondary Highway on the County Master Plan of Highways, to the south of the MHP. Bouquet Canyon Road is currently improved with 36 feet of paving.

C. Site Plan

The Site Plan depicts the 182-unit mobilehome park, appurtenant facilities, and ground-mounted solar. The MHP includes community amenities such as a clubhouse for community events, a pool, basketball court, playground, and a laundry room. There are no garages; tenants currently park in covered parking spaces adjacent to their mobilehome unit. Internal circulation roads are 33-foot-wide with no sidewalks. The ground-mounted solar serves the mobilehome park and is located to the east of the mobilehome units.

D. Parking

46 guest parking spaces are required pursuant to County Code Section 22.112.070 (General Site Regulations, Parking, Required Parking Spaces) and 98 paved guest parking is provided. 364 parking spaces are required for tenants pursuant to County Code Section 22.112.070 and 364 off-street parking spaces are provided for tenants.

12. CEQA DETERMINATION. Prior to the Commission’s public hearing on the Project, LA County Planning staff determined that the Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act (“CEQA”) section 15301 and the County Environmental Guidelines. The Project is an existing 182-unit mobilehome park with no modifications or expansion of the development footprint, which will have no significant effect on the environment. The project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no

exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

13. PUBLIC COMMENTS. Staff has not received any comments at the time of report preparation.

14. AGENCY RECOMMENDATIONS.

- A. County Public Works (“Public Works”): Recommended clearance to public hearing with conditions in a letter dated August 29, 2024.
- B. County Fire Department (“Fire”): Recommended clearance to public hearing with conditions in a letter dated November 22, 2024.
- C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated July 3, 2024.

15. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, newspapers (Santa Clarita Valley Signal), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On February 13, 2025, a total of 78 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor’s record within a 1,000-foot radius from the Project Site, as well as 14 notices to those on the courtesy mailing list for the Sand Canyon Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. LAND USE POLICY. The Commission finds that the Project is consistent with the goals and policies of the Area Plan because the RL1 land use designation is intended for SFRs with a maximum of one dwelling unit per one gross acre (“du/acre”). At 182 dwelling units, or 5.59 du/acre, the Project exceeds the maximum density as the 32.57-acre Project Site allows for a maximum of 32.6 or 33 dwelling units. However, a Density Bonus is requested through the AHP to preserve the existing 182 mobilehome units pursuant to County Code Sections 22.140.370.C (Mobilehome Parks, Modification), 22.120.075 (Mobilehome Park Density Bonus), and 22.166.040 (Administrative Housing Permit) to conform with current requirements. Through the AHP, a Density Bonus is requested for 149 additional units in addition to the maximum of 33 units allowed for the Project Site. All units are market-rate housing. The granting of the density bonus would be consistent with the surrounding uses due to its scale and usage of the subject property is comparable to the land use designation. The Commission further finds that the Project promotes the provision of diverse land uses and preservation of existing housing stock at a compatible intensity within the existing site without resulting in any specific adverse impact upon public health, safety, or the physical environment, or any real property that is listed in the California Register of Historical Resources.

17. GOALS AND POLICIES. The Commission finds that the Project is consistent with the goals and policies of the General Plan applicable to the proposed project:

- a. General Plan Goal 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.
- b. General Plan Policy 3.1: Promote Mixed-Income neighborhoods and a diversity of housing types through the unincorporated Los Angeles County to increase choices for all economic segments of the population.
- c. General Plan Goal 6: Neighborhoods with a stable supply of housing that is affordable to residents of all income levels and facilitates aging in place.
- d. General Plan Policy 6.1: Conserve existing deed-restricted affordable housing that is at risk of converting to market-rate housing.
- e. General Plan Policy 6.3: Invest public and private resources to rehabilitate and support long-term affordability of naturally-occurring affordable rental housing.
- f. General Plan Goal 7: Protection against residential displacement.
- g. General Plan Policy 9.2: Prioritize disadvantaged communities in the allocation of resources to maintain and improve the conditions of existing housing stock, including but not limited to the provision of financial assistance for senior and/or lower income homeowners to repair, improve, or modernize their homes and to remove health and safety hazards.

The continued operation of the MHP is consistent with these policies in the General Plan. The continued operation and maintenance of the existing MHP supports these policies. The MHP adds diversity to the existing housing stock while serving the Santa Clarita Valley region. Additionally, Housing Element Policy 6.1 was implemented through the Affordable Housing Preservation Ordinance, which included an addition of County Code Section 22.120.075 (Mobilehome Park Density Bonus) that allows legally established mobilehome parks to be eligible for density bonus if the existing density exceeds the maximum of the current density. This Project is consistent with this policy as it achieves the conservation of an existing, limited housing type that exists in the unincorporated area, without reducing the number of existing units or making other physical changes. Additionally, the MHP will continue to provide much needed housing stock while maintaining its diversity, especially as an alternative to traditional housing options for the area.

ZONING CODE CONSISTENCY FINDINGS

- 18. PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the A-1-1 zoning classification as mobilehome parks are permitted in such zone with a CUP pursuant to County Code Section 22.16.030.C.
- 19. REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 22.16.040 (Development Standards for Agricultural Zones). The MHP has a five (5) foot side yard setback, approximately nine (9) foot front yard setback, and no rear yard setback. The MHP has mobilehome units at or near the property line in the rear. The AHP will grant a waiver to modify the development standards to allow for the reduced front yard setback of nine feet and to allow for the reduced rear yard setback of zero feet, as existing. As modified, the MHP is consistent with this requirement.

- 20. HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.16.040. All mobilehome units are one story at approximately 14 feet tall, conforming with the 35 feet height limit in the A-1-1 zone.
- 21. PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The parking requirements for a mobilehome park is two standard spaces per mobilehome and one standard space for guests per four mobilehome units. Each unit provides two parking spaces adjacent to their unit. For a 182-unit mobilehome park, a total of 46 guest parking spaces are required, and 98 paved guest parking spaces are provided in parking lots around the perimeter of the property.
- 22. RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). All existing outdoor lighting will be fully shielded and comply with the maximum height of 20 feet for the Project Site area and 75 feet for an outdoor recreational activity area.
- 23. MOBILEHOME PARK DEVELOPMENT STANDARDS.** The Commission finds that the Project is consistent with the development standards identified in County Code Section 22.140.370.E (Mobilehome Parks, Development Standards) as modified, as follows:
- a. **Access and Circulation.** The MHP currently provides two access points to a public street, Bouquet Canyon Road, to the south of the Project Site. Bouquet Canyon Road is a mapped Secondary Highway on the County Master Plan of Highways, and satisfies the required two points of access in accordance with County Code Section 22.140.370.E.1 (Mobilehome Parks Development Standards, Access and Circulation) for the Project Site. The existing access point from the public street is currently developed with sufficient improvements and paving to the satisfaction of Fire and Public Works for the size and scale of the MHP.
 - b. **Screening.** County Code Section 22.140.370.E.2 requires screening along public street frontages with a wall, fence, or landscaping at a minimum height of five feet. The MHP provides a short block wall along the front of the Project Site. In front of the block wall, the MHP has well maintained landscaping with bushes and trees. The CUP seeks a modification to the screening requirements pursuant to County Code Section 22.140.370.C (Mobilehome Parks, Modification) because a CUP was not required when the MHP was initially constructed and operating and the MHP was developed prior to the adoption of these requirements.
 - c. **Signs.** The MHP provides one wall-mounted sign on the front block wall, not exceeding 40 square feet in total sign area, to identify the MHP at the principal entrance. The existing sign, approximately ten square feet in total sign area, satisfies development standard requirements for mobilehome parks pursuant

to County Code Section 22.140.370.E.3 (Mobilehome Parks Development Standards, Signs).

CONDITIONAL USE PERMIT FINDINGS

- 24. The Commission finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The Project is consistent with the land use designation in the Area Plan which is intended primarily for low-density residential development and agricultural uses. The existing 182-unit mobilehome park provides critical housing supply in the Santa Clarita Valley. Additionally, the Housing Element identifies the preservation of naturally-occurring affordable housing, conservation of a diverse housing stock, and a housing stock that is accessible to all income levels as a priority for the County. The AHP grants a 4.59 du/acre density bonus for the existing density of the MHP pursuant to County Code Section 22.120.075 (Mobilehome Park Density Bonus).
- 25. The Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The continued operation of the existing MHP will not have any adverse effect on the people in the surrounding area or public health, safety, or general welfare. The MHP has existed for more than 60 years without known problems or issues. It has provided affordable housing opportunities for the Santa Clarita Valley region. The parcels surrounding the MHP are sparsely developed with steep slopes. The existing MHP is sufficiently well-buffered with a block wall and landscaping. Therefore, no significant adverse impacts on the surrounding uses or neighbors in the vicinity is anticipated.
- 26. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The existing MHP is located within a 32.57-acre parcel. The 182-unit MHP meets the current height and walls requirements specified in Title 22 (Planning and Zoning) of the County Code, except as herein modified. The MHP does not meet the front or rear yard setback requirements, as current development standards require a 20-foot and 15-foot setback, respectively. The MHP has a five-foot side yard setback, a nine-foot front yard setback, and a zero-foot rear yard setback. All existing structures are less than 35 feet in height, which is the maximum permitted height in the A-1-1 zone. The Project is also developed with a block wall around the MHP perimeter. Each unit provides two (2) required parking spaces, in addition to the 98 guest parking spaces for the MHP, while current develop standards require 46 guest parking spaces. The AHP grants a waiver to modify development standards for the front and rear yard setback requirements. The CUP grants modifications to screening requirements. The

existing access driveway was deemed sufficient by Fire and Public Works for the scale of the development and its continued operation.

27. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required. The existing MHP fronts Bouquet Canyon Road to the south, an 80-foot ROW and designated Secondary Highway on the County Master Plan of Highways. The MHP provides two points of access to Bouquet Canyon Road, satisfying the required two points of access in accordance with County Code Section 22.140.370.E.1 (Mobilehome Parks Development Standards, Access and Circulation) for the Project Site.

28. The Commission finds that a grant term is not necessary as the Project is considered a housing development and it would not be appropriate to include an expiration date to the CUP.

ENVIRONMENTAL FINDINGS

29. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities). The Project is an existing 182-unit mobilehome park with no modifications or expansion of the development footprint, and will have no significant effect on the environment. The Project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

30. 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 North County Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.**
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in**

the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The waiver is requested pursuant to County Code Section 22.166.040.C.1.b.

THEREFORE, THE COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024000460** and **ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024000463** subject to the attached conditions.

ACTION DATE: April 2, 2025

SD:CK

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-000339-(5)
CONDITIONAL USE PERMIT NO. RPPL2024000460
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024000463**

PROJECT DESCRIPTION

The project is a Conditional Use Permit (“CUP”) and Administrative Housing Permit (“AHP”) to authorize the continued operation and maintenance of an existing 182-unit mobilehome park and appurtenant facilities (“Project”) on a 32.57-acre property located at 29021 Bouquet Canyon Road (“Project Site”), subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

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

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (“Recorder’s Office”). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$456.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **one (1)** inspection. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (“UAS”).

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

established by LA County Planning at the time any additional inspections are required, whichever is greater.

8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the mobilehome park and satisfaction of Condition No. 2 shall be considered use of this grant.
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
13. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

15. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A"

are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **May 31, 2025**.

16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

17. This grant shall authorize the operation and maintenance of an existing 182-unit mobilehome park with accessory uses on the Project Site as shown on the Exhibit "A".
18. The permittee shall provide two (2) parking spaces per mobilehome space and 46 guest parking spaces as depicted on the Exhibit "A".
19. The mobilehome park shall comply with all applicable state regulations.
20. The use of an outdoor public address system or similar acoustical device shall be strictly prohibited.
21. All fences and walls on the property shall be maintained in good condition and in compliance with the requirements of Section 22.110.070 (General Site Regulations, Fences and Walls) of the County Code.
22. Outside display and storage of material on the property shall be prohibited.
23. All lighting for the facility, if any is provided, shall be in compliance with the standards of the Rural Outdoor Lighting District, pursuant to Sections 22.80.010 through 22.80.100 of the County Code.
24. This grant shall authorize the density bonus of 4.59 dwelling units per acre or 182 dwelling units.
25. This grant shall authorize the reduced front yard setback of nine (9) feet and waiver of the required rear setback.
26. This grant shall authorize the modification of the mobilehome park development standards to reduce the screening requirement of the mobilehome park.
27. The parcels known Assessor's Parcel Number ("APN") 2812-005-007 and 2812-005-006 shall be tied with the Los Angeles County Assessor's Office by **July 1, 2025**.