

REPORT TO THE HEARING OFFICER

DATE ISSUED: October 8, 2024

MEETING DATE: October 22, 2024 AGENDA ITEM: 5

PROJECT NUMBER: 96-044-(5)

PERMIT NUMBER(S): Conditional Use Permit (“CUP”) 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, 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

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:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number 96-044-(5), Conditional Use Permit (“CUP”) Modification No. RPPL2019002028 (“CUP Mod”), based on the Findings (Exhibit C – Findings) contained within this report and subject to the CUP Mod Addenda (Exhibit D – CUP Modification Addendum).

Staff recommends the following motion:

CEQA:

I, THE HEARING OFFICER, 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, THE HEARING OFFICER, APPROVE THE MODIFICATION OF CONDITIONS AS REQUESTED UNDER CUP MODIFICATION NO. RPPL2019002028, SUBJECT TO THE ATTACHED FINDINGS.

PROJECT DESCRIPTION

A. Modification Request

The applicant, 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 Spring Canyon. The purpose of the requested CUP Mod is to update the CUP conditions to align certain CUP conditions with those that were modified or added under the Fourth Amendment to Vesting Tentative Tract Map No. 48086 (“TR 48086”), as required by Condition No. 20 of the Fourth Amendment to TR 48086.

B. Background

TR 48086, was approved by the Board on August 3, 2004, for 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 acres. A related entitlement was the original CUP, which 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 Mod 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.

Pending CUP Modification

The CUP Modification was originally scheduled to be heard on August 27, 2024, but the hearing was not opened to allow for full noticing of the public hearing and instead continued to October 22, 2024.

C. Modification to the Original CUP

The applicant 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.

Current Language	Proposed Modification
Condition No. 1	
<p>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.</p>	<p>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.</p>
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>	<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 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:</p>

<ul style="list-style-type: none"> • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning (“Director”) prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and, • Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden. 	<ul style="list-style-type: none"> • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning (“Director”) prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and <p>Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.</p>
<p>Condition No. 15</p>	
<p>The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit “A” (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit “A”.</p>	<p>The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit “A” (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit “A”.</p>
<p>Condition No. 17</p>	
<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.• 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
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	<p>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.</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 Division (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
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	<p>improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director.</p> <ul style="list-style-type: none"> • Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department. <p><u>Prior To Issuance of A Certificate of Occupancy For Any Residential Lot</u></p> <ul style="list-style-type: none"> • Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works.
Condition No. 19	
A maximum of 542 single-family residential units are permitted on the subject property.	A maximum of 492 single-family residential units are permitted on the subject property.
Condition No. 22	
<p>The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine (“Cemex”) south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits.</p>	<p>The permittee shall provide in the Covenants, Conditions, and Restrictions (“CC&R’s”), to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine (“Cemex”) south of the Antelope Valley (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	
<p>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.</p>	<p>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.</p>
Condition No. 24	
<p>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.</p>	<p>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.</p>
Condition No. 36	
<p>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>	<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 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>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>a. Improved youth soccer field;</p> <p>b. Recreational turf and landscaping; and</p> <p>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 staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. Their review will include an evaluation</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</p>

<p>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 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</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 irrigated during other phases of development.</p>	<p>and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.</p> <p>Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.</p> <p>Timing of Planting. Prior to the issuance of building permits for any construction, the 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 irrigated during other phases of development.</p>
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BURDEN OF PROOF

The applicant 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 applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.


ENVIRONMENTAL ANALYSIS

Staff 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 concluded that the development as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR as there are no changes to subdivision design or scope of the proposed development. Further, there are no substantial changes to the circumstances under which the approved project was undertaken, and no new information pertaining to the subject property or impacts to the existing development have been discovered; therefore, additional environmental analysis was not required pursuant to Guidelines for CEQA Sections 15162 and 15164.

COMMENTS RECEIVED

As required by Section 22.236.040 (Application and Review Procedures) of the County code, notices of request for modification were mailed to all property owners within the 1,000-foot radius and other interested parties on July 25, 2024.

One Public Records Act request was received from the Santa Clarita Organization for Planning and the Environment (SCOPE) requesting specific project materials to be uploaded to the Project webpage. Two inquiries were received, one from the Agua Dulce Town Council and the other from Irma Briano, requesting information on the scope of the entitlement and the construction timeline.

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
EXHIBIT C	CUP Modification Addendum
EXHIBIT D	Applicant's Burden of Proof
EXHIBIT E	Environmental Determination Previously Adopted EIR: https://acdrp.legistar.com/LegislationDetail.aspx?ID=6739794&GUID=389DDC EA-319E-49F2-91F8-3B62FAE0E05C&Options=ID Text &Search=48086
EXHIBIT F	Original Findings & Conditions of Approval for 96-044-(5)
EXHIBIT G	Photos
EXHIBIT H	Public Correspondence



PROJECT NUMBER 96-044-(5)
HEARING DATE October 22, 2024
 (continued from 8/27/24)

REQUESTED ENTITLEMENT(S)
 Conditional Use Permit (“CUP”) Modification No. RPPL2019002028 (“CUP Mod”)

PROJECT SUMMARY

OWNER / APPLICANT
 Spring Canyon Recovery Acquisition LLC

MAP/EXHIBIT DATE
 N/A

PROJECT OVERVIEW

The CUP Mod 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

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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 96-044-(5)

CONDITIONAL USE PERMIT (“CUP”) MODIFICATION NO. RPPL2019002028

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer (“Hearing Officer”) conducted a duly-noticed public hearing in the matter of Conditional Use Permit (“CUP”) Modification to RPPL2019002028 (“CUP Mod”) on October 22, 2024, after it was continued without opening the public hearing on August 27, 2024.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **MODIFICATIONS.** The permittee, Spring Canyon Recovery Acquisition LLC (“permittee”), requests a CUP Mod 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.
4. **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.
5. **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”).
6. **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.
7. **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).

8. 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 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.

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.

Current Language	Proposed Modification
Condition No. 1	
<p>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.</p>	<p>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.</p>
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 approved by the Director of Planning (“Director”) prior to issuance of grading permits. 	<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 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;</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;

<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. 	<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 Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes.
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	<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 satisfaction of Regional Planning, Public Works, and the Fire Department.
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	<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	
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 Freeway (SR-14)with attendant resultant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and of any applicable permits.</p> <p>Prior to issuance of any Project building permit(s), Permittee shall establish a Homeowner’s Association (“HOA”) for the Project.</p> <p>CC&R’s of the HOA shall be continuously maintained for the HOA.</p> <p>Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R’s.</p>
Condition No. 23	
The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway.	The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway (SR-14), and proposed Cemex location south of the Antelope Valley Freeway (SR-14). In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife

	Federation to inform homebuyers of the Backyard Habitat Program.
Condition No. 24	
The Permittee shall submit a copy of the project’s Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.	The permittee shall submit a copy of the project’s CC&R’s to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R’s provided to homeowners, and the CC&R’s shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.
Condition No. 36	
The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.	<p>The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.</p> <p>Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KWH.</p> <p>Permittee shall fund 25 electric vehicle (“EV”) charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third-party electric car charging provider, such as ChargePointe 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 style="padding-left: 40px;">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 staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. Their review will include an evaluation</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</p>

<p>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 may be amended as approved by staff.</p>	<p>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 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</p>
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<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 irrigated during other phases of development.</p>	<p>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 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 irrigated during other phases of development.</p>
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9. **PUBLIC COMMENTS.** One Public Records Act request was received from the Santa Clarita Organization for Planning and the Environment (SCOPE) requesting specific project materials to be uploaded to the Project webpage. Two inquiries were received, one from the Agua Dulce Town Council and the other from Irma Briano, requesting information on the scope of the entitlement and the construction timeline.

10. CEQA DETERMINATION.

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

Prior to the Hearing Officer’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 concluded that the Project as proposed would not result in any new or increased environmental impacts beyond those which were analyzed in the EIR as there are no changes to subdivision design or scope of the proposed development. Further, there are no substantial changes to the circumstances under which the approved project was undertaken, and no new information pertaining to the subject property or impacts to the existing development have been discovered; therefore, additional environmental analysis was not required pursuant to Guidelines for CEQA Sections 15162 and 15164.

GENERAL PLAN CONSISTENCY FINDINGS

11. **LAND USE POLICY.** The Hearing Officer finds that the 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

12. **DEVELOPMENT STANDARDS.** The Hearing Officer finds that the review of 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 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

13. The Hearing Officer finds that the proposed use will be consistent with the adopted Area Plan for the area. The proposed CUP Mod 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.

14. The Hearing Officer 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.
15. The Hearing Officer 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 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.
16. The Hearing Officer 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 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.
17. The Hearing Officer finds that the modified CUP will not materially deviate from the terms and conditions imposed in the original CUP. 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.
18. The Hearing Officer finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP. The CUP Mod 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 will align the original CUP conditions with the Fourth Amendment conditions that permit the various Project changes. The CUP Mod itself does not include any changes to the approved Project - only text changes to the conditions of approval for document consistency.
19. After consideration of the Addendum to the certified EIR, together with the comments received during the public review process, the Hearing Officer 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 Hearing Officer. The request is consistent with the applicable General Plan and is insignificant in its impact on the environment. Further, the proposed CUP Mod, 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.

20. The Hearing Officer finds that only the specific request for modification shall be considered by the Hearing Officer at the public hearing. All other project features and conditions shall remain as previously approved.

ENVIRONMENTAL FINDINGS

21. The Hearing Officer 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 Hearing Officer finds that the Project as proposed would not result in any new or increased environmental impacts beyond those which were analyzed in the EIR as there are no changes to subdivision design or scope of the proposed development. Further, there are no substantial changes to the circumstances under which the approved project was undertaken, and no new information pertaining to the subject property or impacts to the existing development have been discovered; therefore, additional environmental analysis was not required pursuant to Guidelines for CEQA Sections 15162 and 15164.

ADMINISTRATIVE FINDINGS

22. **LEGAL NOTIFICATION.** The Hearing Officer 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 July 25, 2024 and September 16, 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.
23. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’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 HEARING OFFICER CONCLUDES THAT:

- A. The Hearing Officer finds that the proposed use will be consistent with the adopted Area Plan for the area.
- B. The Hearing Officer 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 Hearing Officer 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 Hearing Officer 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 Hearing Officer finds that the modified CUP will not materially deviate from the terms and conditions imposed in the previously approved CUP.
- F. The Hearing Officer finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP.
- G. The Hearing Officer finds that all conditions of the original CUP and subsequent CUP Mods shall continue to apply, unless specifically modified by this approval.
- H. After consideration of the addendum to the EIR, the Final EIR itself, and other addenda together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the CUP Modification will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.

THEREFORE, THE HEARING OFFICER:

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

**PROJECT NO. 96-044-(5)
CONDITIONAL USE PERMIT (“CUP”) MODIFICATION NO.
RPPL2019002028**

**EXHIBIT B
DRAFT FINDINGS**

PAGE 17 OF 17

ACTION DATE: October 22, 2024

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 Hearing Officer 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 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.

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 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.

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 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.

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.



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

CONDITIONAL USE PERMIT MODIFICATION FINDINGS

Pursuant to Section 22.236.050 (Findings and Decision), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 The Findings and Decision in Section 22.158.050 for the Conditional Use Permit as modified has been satisfied.

This project has been through a series of Amendments as was required during the deeper review of design/development drawings, plans and reports in the Final Map review process. A total of 4 Amendments were approved, but Findings, Conditions & Mitigations (some of which have already been completed/satisfied) have some inconsistencies. This Modification is being requested to bring all of the documents into alignment with approved drawings, plans and studies, as well as the Final Maps.

B.2 The modified Conditional Use Permit will not materially deviate from the terms and conditions imposed in the previously approved Conditional Use Permit.

The Modifications being requested have to do with correcting minor errors in the original documents and they do not change the original intent. From a Planning perspective, this process is necessary after or around the time of Final Map recordation. This project is also enhancing some of the Conditions & Mitigations to provide additional public benefit and to be consistent with newer Ordinance requirements that have been adopted since the original entitlements were granted.

B.3 Approval of the application is necessary to allow the reasonable operation and use granted in the Conditional Use Permit.

The Modifications requested only bring all of the language of the Findings, Conditions and Mitigations into consistency with the series of land use entitlements which have been granted over a period of years from 1996 to 2019. The intent is to help assure a more clear and consistent representation of the intent of the Board of Supervisors and Regional Planning Commission in their respective reviews and approvals.

PROJECT NARRATIVE – SPRING CANYON PROJECT
CONDITIONAL USE PERMIT MODIFICATION RPPL2019002028
MODIFICATION TO CONDITIONAL USE PERMIT 96-044-(5)

Associated Cases:
VESTING TRACT 48086
(FINAL MAPS 48086, 48086-01, 48086-02 and 48086-03)
OAK TREE PERMITS 96-044-(5), 201300020

PROJECT NAME: Spring Canyon

ASSESSOR'S PARCEL NUMBERS: See attached Assessor's Parcel Maps

PURPOSE OF THIS REQUEST:

The intent of this application is to clean up any inconsistencies in the conditions of approval of CUP96-044-(5) as a result of approved amendments to Vesting Tentative Tract Map 48086. A matrix which includes the original CUP conditions, proposed revised condition language, and the reason for the modifications is attached.

Since initial approval, the project has been through a long series of reviews for a variety of permit processes with revisions required in response to more detailed studies and plans in association with recordation of final maps.

On August 3, 2004, the Los Angeles County Board of Supervisors approved the Spring Canyon project. The project's Vesting Tentative Tract Map (VTTM) 48086 depicted 542 single-family residential lots, 1 fire station lot, 1 sheriff sub-station lot, 2 park lots, and 3 open space lots on approximately 548.1 acres, with associated Conditional Use Permit 96-044-(5) authorizing a density-controlled development and Oak Tree Permit 96-044-(5) to permit the removal of 4 oak trees.

Since that initial approval, there have been four amendments to VTTM 48086, and the approval of a subsequent Oak Tree Permit.

On September 25, 2007, an amendment to VTTM (Amendment #1) was approved to reduce the number of single-family residential lots to 499 (or 531 if the school was not ultimately proposed) relocate an elementary school site, adjust lot lines and lot configurations, revise street patterns, relocate a water reservoir, redesign drainage facilities and add desilting basins, upgrade street improvements to provide a wildlife corridor and eliminate stream course encroachments, and change the grading footprint and grading amount to 5.3 million cubic yards, balanced on-site.

On January 18, 2011, Amendment #2 was approved to authorize a reduction in single-family residential lots to 492, relocate the school site, and reduce retaining wall height.

On October 2, 2012, Amendment #3 to VTTM48086 authorized map conditions and mitigation measures language changes requested by the Department of Public Works.

On October 15, 2013, Oak Tree Permit 201300020 was approved to authorize the removal of four additional oak trees on the project site.

On January 2, 2019, Amendment #4 was approved by the Hearing Officer to adjust the timing of certain conditions and mitigation measures related to sequencing of infrastructure timing. The approval of Amendment #4 was appealed to the Board of Supervisors.

On June 25, 2019, the Board of Supervisors approved Amendment #4. Recognizing the changes to standards since the original approval, the Board's approval included Condition No. 20 requiring the submittal and approval of a modification to Conditional Use Permit 96-044-(5) to ensure conditions reflect all changes approved by the four amendment maps, reflect current language of project mitigation measures and incorporate technological advances since 2004. Condition No. 20 required the modification application be submitted prior to final map recordation. Conditional Use Permit Modification RPPL201900208 was submitted on April 2, 2019.

Four final maps have been recorded, covering the entire project site. Improvement plans associated with each map, where improvements were conditioned, were submitted and approved prior to recordation and bonds were provided to ensure completion of the construction of the improvements.

Final Map Number	Date Recorded	Description
48086	August 7, 2019	<u>Total: 116 lots</u> 215 single-family residential lots 1 debris basin lot
48086-01	July 12, 2017	<u>Total: 1 lot</u> One 114.9 acre open space lot
48086-02	August 7, 2019	<u>Total: 266 lots</u> 249 single-family residential lots 2 open space lots 1 fire station lots 1 sheriff station lot 1 water tank 9 debris basin lots 3 private park lots
48086-03	August 7, 2019	<u>Total: 131 lots</u> 128 single-family lots 2 debris basin lots 1 school lot

Other completed or pending project activities are described below:

- Landscaping plans (REA201100276) for the entire project site were approved on July 1, 2020, including the passive park improvements and the mitigation planting plan.

- Grading plans have been approved to authorize project grading and a permit has been issued. It is anticipated project grading will commence in fall, 2024.
- The project team is working to obtain necessary permits for the Shadow Pines lift station and continues to work with CalTrans on outstanding issues.
- Revised Exhibit A applications (REA2022006009, REA2022006011, and REA2022006012) have been submitted for entry monumentation and are under review by County staff.
- Conceptual plans for the design of the active park have been reviewed by Parks and Recreation staff. The project team is finalizing construction plans for submittal. The park development agreement will be submitted to staff for review shortly.

CUP94-004 Condition	Proposed Revised Condition	Reason for change
<p>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</p>	<p>Conditional Use Permit Modification No. RPPL2019002028 This grant authorizes modification of the conditions of approval of Conditional Use Permit No. 96-044-(5) to ensure consistency with the conditions of approval of Amended Vesting Tentative Tract Map 48086-(5), which was approved to adjust timing of certain conditions of approval related to sequencing and clarification for grading and road improvements, parks and trails improvements and landscaping installation. 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.</p>	<p>Language expanded to address the CUP Modification directly and the specifics of ATM#4.</p> <p>Amended Vesting Tentative Tract Map No.48086 (Amendment Map No. 2), approved on January 11, 2011, changed the number of single-family units to 492. Previous clarification of public facility lots, including debris basins, were authorized by Amendment Map No. 1 approved on January 9, 2008. All previous changes were incorporated into the fourth amendment map dated August 18, 2018.</p> <p>August 14, 2018, is noted as the map date in Condition #18 of ATM#4</p>
<p>8. The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report (“FEIR”) for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports 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 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, <u>as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5)</u>. 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>Language expanded.</p>

<p>15. 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 approved Amended Vesting Tentative Tract Map No. 48086 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>	<p>Date of Amendment Map No. 4.</p> <p>Grading quantities expanded.</p> <p>No export is proposed.</p> <p>See rough grading plan</p>
<p>17. 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 Amended Vesting Tentative Tract Maps 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>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.</p> <p>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.</p> <p>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> <p><u>Prior to Issuance of any grading permits</u></p> <p>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.</p>	<p>Added Oak Tree Permit No. 201300020 approved October 15, 2013, for additional oak tree impacts.</p> <p>Added amendment maps. Added Conditional Use Permit 96-044-(5)</p> <p>Added Conditions of ATM#4</p> <p>Condition 46</p> <p>Condition 47</p> <p>Condition 53</p> <p>Condition 29</p>

	<p>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> <p><u>Prior to Issuance of a Building Permit:</u></p> <p>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</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Prior to the issuance of the building permit for the 301 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> <p><u>Prior to issuance of a Certificate of Occupancy for any residential lot:</u></p> <p>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.</p>	<p>Condition 30</p> <p>Condition 21</p> <p>Condition 23</p> <p>Condition 25</p> <p>Condition 27</p> <p>Condition 33</p> <p>Condition 44</p> <p>Condition 28</p>
<p>19. A maximum of 542 single-family residential units are permitted on the subject property.</p>	<p>A maximum of 492 single-family residential units are permitted on the subject property.</p>	<p>Reflects approved amendment maps.</p>

<p>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>	<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 resultant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and 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. #35</p> <p>Covenants, Conditions, and Restrictions ("CC&R's") of the HOA shall be continuously maintained for the HOA. #36</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. #38</p>	<p>Clarified that Cemex condition is included and changed attendant to resultant.</p> <p>Revised to include requirement for establishment of a Homeowner's Association ("HOA") that was not included in original conditions.</p> <p>Added language to be consistent with the Board of Supervisors approval of the fourth amendment to VTTM48086; Conditions 35, 36, modified to remove reference to prior to final map approval, and 38.</p>
<p>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.</p>	<p>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.</p> <p>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.</p>	<p>Added ATM Condition 65</p>
<p>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.</p>	<p>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 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.</p>	<p>Added ATM4 Condition 37</p> <p>Bold language added</p>

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.

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.

Added language to be consistent with the Board of Supervisors approval of ourth amendment to VTTM48086; Conditions 54, 55, 56, 57, 58, 59, 61, 62, 63

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

#54

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 ChargePointe or Blink.

#55

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

#56

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.

#57

All conditions included here are the exact language of ATM#4 even though already required.

Added missing Condition 57.

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.

#58, 59

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.

#61

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.

#63

<p>40. 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> <ol style="list-style-type: none"> Improved youth soccer field Recreational turf and landscaping; and Restroom facilities. 	<p style="text-align: center;">#39</p> <p>The permittee shall, prior to issuance of the first single-family residential 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.</p> <p style="color: red;">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 style="text-align: center;">#40,</p>	<p>Added language to be consistent with the Board of Supervisors approval of the fourth amendment to VTTM48086; Conditions 39, 40, 41</p>
<p>41. 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>41. The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. 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 permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.</p>	<p>Requirement for the completion of the passive park is included in condition 40. #41</p> <p>Added language to be consistent with the Board of Supervisors approval of fourth amendment to Vesting Tentative Tract Map 48086; Condition 42</p> <p style="background-color: yellow;">Added back in park development agreement language.</p>
<p>45. 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>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 style="color: red;">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>Added language to be consistent with the Board of Supervisors approval of the fourth amendment to VTTM48086;</p> <p style="color: red;">Revised Exhibit A</p> <p style="color: red;">grading</p> <p style="background-color: yellow;">Condition 52</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.

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 may be amended as approved by staff.

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.

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.

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 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.~~

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 from structures. ~~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 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 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.

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

Condition 64

Condition 48

#66

Condition 49

Condition 50

Condition 51

Condition 31

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 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.

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

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

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

Condition 32.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: October 22, 2024
PROJECT NUMBER: 96-044-(5)
PERMIT NUMBER(S): Conditional Use Permit (“CUP”) 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, 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 CUP MODIFICATION NO. RPPL2019002028

CUP 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 none of the conditions described in Section 15162 are present. No new environmental effects have been identified as there are no changes to subdivision design or scope of the proposed development. There are no substantial changes to the circumstances

under which the approved project was undertaken, and no new information pertaining to the subject property or impacts to the existing development have been discovered during the preparation of this Addendum.

Therefore, the Addendum to the previously certified EIR (State Clearinghouse No. 19997031043), which is available at <https://lacrpl.legistar.com/LegislationDetail.aspx?ID=6739794&GUID=389DDCEA-319E-49F2-91F8-3B62FAE0E05C&Options=ID|Text|&Search=48086>, provides adequate environmental analysis for the project as currently amended.



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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July 28, 2004

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Agenda No. 11
10/28/03

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

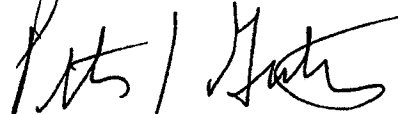
Re: **CONDITIONAL USE PERMIT NUMBER 96-044-(5)**
OAK TREE PERMIT NUMBER 96-044-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

On October 28, 2003, your Board conducted its hearing on the above-referenced permits which propose the construction of 542 single-family residences, a fire station site, a sheriff sub-station site, two park lots, three open space lots, and the removal of four oak trees in the Soledad Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the permits and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By 
PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di
Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER CONDITIONAL USE PERMIT NO. 96-044-(5)
OAK TREE PERMIT NO. 96-044-(5)**

1. The Board of Supervisors ("Board") conducted a duly noticed public hearing on proposed Conditional Use Permit Case No. 96-044-(5) and Oak Tree Permit Case No. 96-044-(5) on October 28, 2003. The Regional Planning Commission ("Commission") conducted its duly noticed public hearing on these proposals on October 18, 2000. These cases were heard concurrently with Sub-Plan Amendment No. 96-044-(5), Zone Change Case No. 96-044-(5), and Tentative Tract Map No. 48086.
2. The applicant is proposing to construct a residential development on the subject property consisting of 542 single-family residence lots, a fire station site, a sheriff sub-station site, two park lots, and three open space lots with project-associated infrastructure to be developed in compliance with the County's Hillside Management and density-controlled development design review criteria.
3. A conditional use permit is required to ensure compliance with the requirements of the density-controlled development and Hillside Management provisions, Sections 22.56.205 and 22.56.215 respectively, of the Los Angeles County Code ("County Code").
4. A conditional use permit for a density-controlled development allows clustering of the units into the least environmentally sensitive areas of the site while retaining the remaining portion of the property as permanent open space.
5. A conditional use permit for development in a Hillside Management area protects the resources in hillside areas from incompatible development which may result in, or have the potential for, environmental degradation and/or destruction of life and property. The conditional use permit also ensures, to the extent possible, that development maintains and, where possible, enhances the natural topography, resources, and amenities of the Hillside Management area while allowing for limited controlled development therein.
6. The subject property is located north of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon Road in the Soledad Zoned District.
7. The subject property is 548.1 acres in size and is irregular in shape with level to hilly terrain. The property is currently undeveloped.
8. Access to this land division is via Spring Canyon Road, located off of Soledad Canyon Road. Additional access through local streets at the western edge of the site will be provided through adjacent Tract Map No. 36943 which is presently under construction.

9. The area surrounding the subject property consists of generally vacant properties, though there are a few scattered single-family residences to the north, a mineral processing use to the east, and the Antelope Valley Freeway to the south. To the west is a residential development of over 600 units which is under construction.
10. At the time the Conditional Use Permit and Oak Tree Permit applications were considered, the subject property was depicted within the R-Non-Urban category of the Countywide General Plan and the N2 (Non-Urban, one dwelling unit per acre) and HM (Hillside Management) categories of the Santa Clarita Valley Areawide Plan. On October 28, 2003, the Board considered and approved Sub-Plan Amendment No. 96-044-(5) changing:
 - 161.9 acres of the site from Hillside Management and N2 to U1 (1.1-3.3 dwelling units per acre) on the Santa Clarita Valley Areawide Plan; and
 - 161.9 acres of the site from R-Non-Urban to 1-Low Density Residential (1-6 dwelling units per acre) on the Countywide General Plan;

385.7 acres of the subject property retains the R-Non-urban designation and 67.5 acres of the subject property retains the N2 designation and 318.7 acres remain Hillside Management.
11. The site is zoned A-2-1 (Heavy Agriculture, one acre minimum required area). Surrounding zoning is A-2-1 to the north, Residential Planned Development ("RPD") to the west, and A-2-1 to the east. To the south is the Antelope Valley Freeway. The zoning was established by Ordinance No. 7904 which became effective February 5, 1957.
12. Zone Change Case No. 96-044-(5) proposes to change the zoning on the subject property to:
 - R-1-6,000 (Single-family residential; 6,000 square feet minimum required area) on 62.51 acres;
 - R-1-7,000 (Single-family residential; 7,000 square feet minimum required area) on 60.57 acres;
 - R-1-8,000 (Single-family residential; 8,000 square feet minimum required area) on 6.97 acres;
 - R-1-10,000 (Single-family residential; 10,000 square feet minimum required area) on 58.35 acres;
 - R-1-15,000 (Single-family residential; 15,000 square feet minimum required area) on 27.36 acres; and

- R-1-20,000 (Single-family residential; 20,000 square feet minimum required area) on 25.94 acres;

The remaining acreage, 306.4 acres, will retain the A-2 zoning designation.

13. The project is consistent with the zoning categories as concurrently approved by the Board and the general plan categories previously approved by the Board on October 28, 2003.
14. Two park lots will be provided.
15. Of the 542 proposed single-family lots, approximately 213 lots will be approximately 6,000 square feet in size, approximately 91 lots will be approximately 7,000 square feet in size, approximately 25 lots will be approximately 8,000 square feet in size, approximately 131 lots will be approximately 10,000 square feet in size, approximately 45 lots will be approximately 15,000 square feet in size, and approximately 41 lots will be approximately 20,000 square feet in size.
16. The public facility lot 544 depicted on the tentative map proposed for use as a fire station lot will be approximately 3.2 acres in size with an approximately 1.0 acre useable pad which shall be graded by the permittee at its expense and designed to the satisfaction of the Los Angeles County Fire Department.
17. The public facility lot 543 depicted on the tentative map proposed for use as a sheriff sub-station lot will be approximately 1.8 acres in size with an approximately 1.0 acre usable pad which shall be graded by the permittee at its expense and designed to the satisfaction of the Sheriff's Department. The County, in its sole discretion, may use the sheriff sub-station lot for another public purpose in the event the County decides not to build a sheriff sub-station on the site.
18. Approval of this Conditional Use Permit and Oak Tree Permit will not become effective until the Board has adopted an ordinance effecting the change of zone and such ordinance has become effective.
19. Prior to adoption by the Board of Sub-Plan Amendment No. 96-044-(5), an analysis of the Santa Clarita Valley Areawide Plan classifications applicable to the site indicated that a theoretical maximum of 265 dwelling units were allowed on the subject property. Under the land use categories as adopted by the Board in Sub-Plan Amendment No. 96-044-(5), a range of 349 to 731 units is permitted.
20. An analysis by staff of the area of the site to remain Non-Urban indicates that a maximum of 171 dwelling units are allowed. The low density threshold for the Non-Urban area is 40.9 units.

21. An analysis by staff of the area of the site now designated urban as a result of approved Sub-Plan Amendment No. 96-044-(5), indicates that a maximum of 971 dwelling units are allowed. The low density threshold for the urban area is 161.9 dwelling units. The applicant's development proposal shows 126 dwelling units within the Hillside Management and N2 designated areas. The maximum permitted density within these two land use categories of the project site is 144 units. Although the Hillside Management areas proposed for urban development contain moderate to steep hillsides, these areas are not predominantly in excess of 50 percent natural slope.
22. The clustering of units and lots sizes of less than one acre are permitted provided that the overall density does not exceed a density of one unit per acre as required by the Non-Urban hillside provisions of the Santa Clarita Valley Areawide Plan. With 548.1 acres of land and 542 single-family lots proposed, the project complies with this requirement.
23. It is the intent of the Hillside Management conditional use permit to protect the resources in the Hillside Management areas as specified in the Countywide General Plan from incompatible development which may result in or have the potential for environmental degradation and/or destruction of life and property. It is not the purpose to preclude development within these areas but to ensure to the extent possible, that such development maintains, and where possible, enhances the natural topography, resources, and amenities of the hillside management areas while allowing for limited controlled development therein.
24. The proposed project and the provisions for its design and improvements are consistent with the goals and policies of the Countywide General Plan and have met the burden of proof for issuance of a conditional use permit as set forth in Title 22 of the County Code.
25. The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, or erosion hazard. The project is located and designed so as to avoid or minimize hillside development, development activity in significant ecological areas or floodplains, and is mitigated to lessen those impacts as well as any impacts due to the presence of geologic or seismic hazards.
26. The proposed project demonstrates creative and imaginative design through its use of clustering, open space, trails, and other circulation elements, and considerations given to size, scale, and bulk, resulting in a visual quality that will complement community character and benefit current and future community residents.

27. The proposed project is compatible with the biotic, cultural, and scenic resources of the area. Further, the proposed project is designed and located in a manner to protect cultural and scenic resources.
28. The proposed project will not be detrimental to public health and safety. In addressing the project's location, size, design, and the operating characteristics of the proposed uses, consideration has been given to harmony in scale, bulk, coverage, and density. Consideration has also been given to the availability of public utilities, services, and facilities; the generation of traffic and the capacity and physical character of surrounding and proposed streets; and the suitability of the site for the type and intensity of use or development which is proposed.
29. The proposed project is conveniently served by neighborhood shopping and community facilities and can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.
30. The approval of proposed dwelling units in a non-urban area is allowed since the proposed conditions of approval adequately mitigate problems of public safety, design, and environmental considerations as provided for in the Countywide General Plan.
31. The proposed project has the necessary provision for open space in that more than 300 acres will remain permanently undeveloped, as a result of dedicated and deed-restricted open space.
32. Additionally, the proposed project meets the hillside criteria established in Section II.D of the County General Plan, as follows:
 - D.1 With the conditions imposed upon the related tentative tract map, the project will comply with all applicable County and State subdivision requirements;
 - D.2 Engineering solutions to mitigate hillside hazards have been reviewed by the Departments of Public Works and Regional Planning and have been found to be appropriate as they relate to landslides, flooding, erosion, and visual impacts. Furthermore, the conditions for approval mandate the implementation of various design criteria to ensure that compliance will be achieved with respect to the aforementioned issues;
 - D.3 Grading of slopes has been preliminarily approved by the Department of Public Works in its review of the related tentative map. Final detailed grading plans will be submitted to the Department of Public Works for approval before any grading of the site commences. The Fire Department and Department of Regional Planning have recommended conditions

including the irrigation of common landscape areas, brush clearance, and the approval of a landscape plan that will ensure that fire safety is optimized, and those conditions have been incorporated into the conditions of approval;

D.4 There are no significant views from existing residential areas that are affected by the project;

D.4a There are four oak trees proposed to be removed on the project site which are of sufficient size to qualify for an oak tree survey. Oak trees to be removed, as a result of grading necessary to prepare the project site for development, will be subject to the conditions of Oak Tree Permit No. 96-044-(5);

D.4b The Departments of Public Works and Regional Planning have recommended that graded slopes be landscaped and that such landscaping be maintained throughout the life of the project. These mitigation measures have been adopted as conditions of the related Vesting Tentative Tract Map; and

D.4c Landform (contoured) grading will be implemented wherever possible in the intervening open space between development areas.

33. The proposed development is consistent with the infrastructure portion (Urban Services Analysis) of the General Plan's Development Monitoring System ("DMS") since there is adequate water service, and sewage discharge capacity will not exceed the Sanitation District's future planned capacity. The proposed sheriff sub-station and fire station sites will mitigate impacts on police and fire services. Appropriate fees will be paid for capital library costs to insure sufficient increased capacity to serve the project's demands. Cumulative impacts on schools were identified during processing. The applicant has agreed to provide the necessary mitigation measures, including a graded site adjacent to the subject property or equivalent mitigation to reduce impacts on schools pursuant to the applicant's Mitigation Agreements with the Sulphur Springs School District and the Hart Union High School District, which are the districts serving the project site. These services were evaluated as part of the environmental analysis and the resultant environmental document.

34. The project is consistent with the access portion of DMS because there is adequate road service, and commercial and employment facilities are located in close proximity. The road service was evaluated as part of the environmental analysis and the resultant environmental document. The proximity to commercial and employment facilities was evaluated as part of the Field Investigation and/or General Plan evaluation and as part of the environmental analysis and the resultant environmental document.

35. The project is consistent with the environmental portion of DMS because there is no significant geotechnical, flood hazard, fire, or natural resource impacts, and the project does not affect publicly held or privately dedicated open space, as shown in the Countywide General Plan. These resources/hazards were evaluated as part of the environmental document.
36. The project, in summary:
- a. Avoids premature conversion of undeveloped land to urban use because it is proximate to and a natural extension of existing development;
 - b. Promotes a distribution of population consistent with service system capacity, resource availability, environmental limitations, and accessibility;
 - c. Directs urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas, and fire hazard areas;
 - d. Encourages the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land;
 - e. Ensures that new development in urban expansion areas will occur in a manner consistent with stated plan policies and will pay for the marginal public costs that it generates;
 - f. Focuses intensive urban uses in an inter-dependent system of activity centers located to effectively provide services throughout the urban area, including adequate transportation facilities; and
 - g. Provides for higher densities of housing to meet increasing demand in areas which will have relatively lesser environmental consequences.
37. The project site is physically suitable for the type of development and the density being proposed because the property has adequate building sites to be developed in accordance with the grading and other applicable provisions of Title 26 of the County Code, has access to a County maintained street, shall be served by sanitary sewers, shall be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and shall have flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.
38. The access to this project is adequate for the needs of the future residents and for the deployment of police, fire fighting, and other emergency equipment in emergency situations.

39. A traffic study analyzing the potential traffic impacts of this project was prepared by the permittee and reviewed and approved by the Department of Public Works. Mitigation measures to reduce to insignificant or offset adverse impacts are incorporated into the conditions for approval for this project.
40. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Department of Public Works. As required by the Final Environmental Impact Report ("FEIR") for the project, the permittee will prepare and implement drainage and erosion control plans approved by the Department of Public Works prior to the issuance of grading permits, and such plans will comply with the requirements of the drainage concept and subsequent amendments approved by the Department of Public Works for the related tentative tract map.
41. Approval of the Conditional Use Permit is conditioned on the permittee's compliance with the attached conditions for approval as well as the conditions of approval for related Oak Tree Permit No. 96-044-(5) and Vesting Tentative Tract Map No. 48086. Additionally, the mitigation measures contained in the FEIR are incorporated into the conditions for approval for this conditional use and oak tree permit.
42. The site contains a total of 4 mature oak trees with circumferences of 25 inches or more, or two trunks that total at least 38 inches in circumference at four and one-half feet above the ground which are subject to the Oak Tree Ordinance. A wildland fire in 1995 burned most of the oak trees that had previously been located on-site and only the four trees which are the subject of Oak Tree Permit Case No. 96-044-(5) are subject to the Oak Tree Ordinance requirements. Oak Tree Permit Case No. 96-044-(5) requests authorization to remove these four oak trees. Re-sprouting oak trees which were of ordinance protected size before being burned by a wildland fire in 1995 may be removed or encroached upon consistent with the approved Oak Tree Report.
43. The applicant has submitted an Oak Tree Report prepared by a certified arborist that identified and evaluated a total of four oak trees slated for removal.
44. The Los Angeles County Forester and Fire Warden ("County Forester"), Forestry Division, has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the site. The County Forester has recommended approval of the requested Oak Tree Permit, subject to recommended conditions for approval, including replacement trees to be provided on a 2:1 basis. Therefore, the total mitigation planting shall include eight specimen oak trees. In addition, eight acorns shall be planted.
45. The removal of 4 oak trees is necessary to accommodate the proposed project design.

46. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Department of Public Works as a condition for approval of the associated tentative tract map.
47. At its hearing on the project, the Commission received oral testimony and written comments from proponents and opponents. An additional discussion on water supply availability and a proposed wildlife corridor occurred before the Commission on October 31, 2001.
48. At the public hearing before the Commission, one person testified in opposition to the project due to concerns about water supply and water contamination.
49. The Commission, in its action on November 14, 2001, recommended that the Board approve the requested Sub-plan Amendment and Zone Change, approved the Conditional Use Permit, Oak Tree Permit and Vesting Tentative Tract Map, subject to the Board's approval of the Sub-Plan Amendment and Zone Change, and certified the FEIR for the project.
50. Subsequent to the Commission's November 14, 2001 action, a Supplemental Environmental Impact Report ("Supplemental EIR") was prepared to reanalyze potential traffic impacts based upon a revised methodology and to include additional water supply analysis including water supply assessment and verification information from the Newhall County Water District. The Newhall County Water District will be the water retailer for the project upon annexation into the service area of the district. The Newhall County Water District certified that an adequate supply of water exists for the project. No additional unmitigated significant impacts associated with the project were identified by the Supplemental EIR.
51. At the public hearing before the Board, one person testified in opposition to the project due to concerns about traffic, air quality, and a wildlife corridor.
52. A representative of the Santa Monica Mountains Conservancy testified before the Board and requested that the permanent open-space lots be granted to a public agency and that an assessment district such as a maintenance district be created to ensure the permanent availability of funding to maintain the permanent open-space and public trails, as well as, wildlife corridor mitigation.
53. A representative of the applicant testified before the Board stating a willingness to dedicate the permanent open-space to the Santa Monica Mountains Conservancy and create a funding mechanism to guarantee the permanent maintenance of the open-space and the 3.5 miles of trails and trailheads to be provided.

54. In approving the project, the Commission and the Board identified the need for new housing that is reasonably close to employment centers in the Santa Clarita and San Fernando Valleys. In addition, the project will provide additional public benefits, including but not limited to: more than 300 acres of permanent, contiguous dedicated and deed restricted open space; approximately 3.5 miles of on-site trails that are available to the public; a one-acre site that will be graded by the applicant and conveyed to the Los Angeles County Fire Department; a one-acre site that will be graded by the applicant and conveyed to the County for a sheriff's sub-station or other future public purpose; a graded site for an elementary school for the Sulphur Springs School District, or equivalent payment of mitigation fees; an 18 acre active park with an improved youth soccer field, restroom facilities, and recreational turf grass areas; a one-acre passive park; significant improvements to the local water and sewer systems that benefit not just the project but other properties and development in the vicinity; and improvements to Soledad Canyon Road, local freeway on- and off-ramps, and other local intersections that benefit not only the project but also enhance regional mobility.
55. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines ("CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles ("County CEQA Guidelines"). The Initial Study concluded that there was substantial evidence that the project may have potentially significant impact on the environment in the following areas: geotechnical, fire hazard, air quality, visual resources, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, and recreation. The Initial Study determined that an Environmental Impact Report ("EIR") would be required.
56. The EIR prepared for this project concluded that no significant effects which cannot be avoided or mitigated have been identified except for impacts to biological resources, air quality, and visual resources. All other potentially significant environmental impacts including geotechnical, fire hazard, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, recreation, education, fire protection, visual qualities, and libraries can be mitigated to less than significant levels through implementation of the mitigation measures identified in the FEIR.
57. Approval of this project requires adoption of a Statement of Overriding Considerations, including a finding that the benefits of the project outweigh the potential unavoidable adverse impacts and that the unavoidable impacts are nonetheless acceptable based on specific overriding considerations.

58. The Board finds that the project is not de minimus in its effect on fish and wildlife resources. Therefore, this project is not exempt from California Department of Fish and Game Fees pursuant to section 711.4 of the California Fish and Game Code.
59. The FEIR for the project has been prepared in accordance with CEQA, the CEQA Guidelines, and the County CEQA Guidelines. The FEIR consists of the Draft EIR dated August 2000, the Technical Appendices to the Draft EIR dated August 2000, the Supplemental EIR, Responses to Comments and Appendices dated January 8, 2003, and the FEIR including Responses to Comments dated July 8, 2003 (collectively referred to as the "FEIR").
60. A Mitigation Monitoring Program, dated July 8, 2003, consistent with the conclusions and recommendations of the FEIR, has been prepared and its requirements have been incorporated into the conditions of approval for this project.
61. The Board has independently reviewed, considered, and certified the FEIR, and it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations, the project will result in unavoidable significant impacts on air quality, biological resources, and visual resources. Such impacts have been reduced to the extent feasible, and the Board finds that the benefits of the proposed project outweigh these unavoidable adverse impacts. Such unavoidable impacts are determined to be acceptable based upon the overriding considerations set forth in the Statement of Overriding Considerations for the project.
62. The Findings of Fact and Statement of Overriding Considerations which have been prepared for the proposed project are incorporated herein by this reference as if set forth in full.
63. The documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter are located at the Los Angeles County Department of Regional 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 Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. Granting this conditional use permit and oak tree permit with the attached conditions and restrictions will be consistent with the adopted general plan for the area;

- B. The requested uses at the location proposed will not adversely affect the health, peace, comfort, or welfare and 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 the ordinance, or as otherwise required in order to integrate said uses with the uses in the surrounding areas;**
- D. The proposed site is, or will be, adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such uses would generate and by other public or private service facilities as are required;**
- E. The proposed project is located and designed so as to protect the safety of current and future community residents and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard. Each of these factors has been considered in the FEIR, and with the required mitigation measures, the potential impacts will be reduced to a level of insignificance;**
- F. The proposed project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;**
- G. The proposed project is or will be conveniently served by the neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;**
- H. The proposed project demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;**
- I. The proposed project is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;**
- J. The proposed development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;**
- K. The proposed development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;**

- L. The proposed development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the development;
- M. Where necessary, fences or walls are provided to buffer important habitat areas from the proposed development;
- N. The roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths;
- O. Removal of four oak trees is necessary for development reasons as continued existence of the trees at their present location frustrates the planned improvements or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive;
- P. The removal of four oak trees will not result in soil erosion through the diversion or increased flow of surface water which cannot be satisfactorily mitigated;
- Q. The removal of the four oak trees will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure; and
- R. Construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the County Code.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Indicates that it has previously certified the FEIR prepared for the project; certifies that it has reviewed and considered the environmental information contained in the document; certifies that the FEIR has been completed in compliance with CEQA, the CEQA Guidelines and County CEQA Guidelines and reflects the independent judgment of the Board as to the environmental consequences of the project; determined that the conditions of approval and mitigation measures discussed in the FEIR are the only mitigation measures for the project which are feasible; determined that the remaining unavoidable environmental effects of the project have been reduced to the extent possible and to an acceptable level and are outweighed by specific social, economic, and environmental benefits of the project; and adopted the Findings of Fact and Statement of Overriding Considerations prepared for the project and readopts the Statement of Overriding Considerations;

2. Approves and adopts the Mitigation Monitoring Program for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, finds that the Mitigation Monitoring Plan is adequately designed to ensure compliance with the mitigation measures during project implementation; and
3. Approves Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5) subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 96-044-(5)
OAK TREE PERMIT NO. 96-044-(5)

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.
2. This grant shall not be effective for any purpose until a duly authorized representative of the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 11, and 53. Further, this grant shall not become effective unless and until the Board of Supervisors has approved Zone Change Case No. 96-044-(5) and an ordinance reflecting such change of zone has become effective.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, its successors and assigns and any other person, corporation, or entity making use of this grant.
4. If any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. 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 or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if they find that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. The terms and conditions of the grant shall be recorded in the office of the County Recorder prior to the issuance of any grading or building permit or concurrently with the recordation of the final map, whichever occurs first. 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.

7. Within five days of the approval date of this grant, the permittee shall remit processing fees in the amount of \$875 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code and to cover the fee required pursuant to section 711.4 of the Fish and Game Code. No project subject to these requirements is final, vested, or operative until the fees are paid.
8. The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project are incorporated herein 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.
9. The subject property shall be graded, developed, and maintained 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.
10. If any inspection of the subject property discloses that the property is being used in violation of any condition of this grant, the permittee shall be required to reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment.

11. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for ten biennial inspections. The inspections shall be unannounced.
12. 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 limitation period. The County shall notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense.
13. 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, pay the Department of Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to: depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Section 2.170.010 of the Los Angeles County Code "County Code."

14. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 48086. In the event that Vesting Tentative Tract Map No. 48086 should expire without the recordation of a final map, this grant shall terminate upon the expiration of said tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

15. The subject property shall be graded, developed, and maintained in substantial compliance with the approved 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."
16. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as 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.
17. 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).
18. No grading permit shall be issued prior to the recordation of a final map without the approval of the Director.
19. A maximum of 542 single-family residential units are permitted on the subject property.
20. The area of individual lots shall be approximately that shown on the approved Exhibit "A."
21. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to conform to the minimum lot area requirements of the proposed zones in accordance with Section 22.56.205 of the County Code. The associated tentative tract map, Vesting Tentative Tract Map No. 48086, may record in phases as separate final maps, provided that the average area of all lots shown on each map, or each final map in conjunction with previously recorded final maps, complies with the minimum area requirements of the zones where lots are proposed with reduced areas.
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.
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.

24. The permittee shall submit a copy of the project Conditions, Covenants, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.
25. All utilities shall be placed underground.
26. No structure shall exceed a height of 35 feet above finished grade, except for chimneys and rooftop antennas, as defined by Section 22.08.080 of the County Code.
27. All structures shall comply with the requirements of the Division of Building and Safety of the County of Los Angeles Department of Public Works ("Public Works").
28. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
29. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m, and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
30. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
31. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
32. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
33. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the term of this permit.
34. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County of Los Angeles.
35. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or 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 such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, 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.

36. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
37. The property shall be developed and maintained in compliance with all applicable requirements of the County of Los Angeles Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.
38. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the County of Los Angeles Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Bureau.
39. The permittee shall participate in an appropriate financing mechanism to provide funds for fire protection facilities required by new residential development in an amount proportionate to the demand created by this project.
40. 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.

41. The Passive Park shall be completed prior to issuance of 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.
42. Prior to the issuance of building permits, the permittee shall pay all required school mitigation fees, if applicable, including fees pursuant to the permittee's mitigation agreements with the Sulpher Springs School District and the Hart Union High School District.
43. Prior to the issuance of building permits, the permittee shall pay a fee of \$603 per dwelling unit to the County of Los Angeles Public Library, or such other amount as may be required by Chapter 22.72 of the County Code at the time of payment as this project's contribution to the library fee, for mitigating impacts on the library system in the Santa Clarita Valley area.
44. Prior to the issuance of any grading or building permit, a site plan shall be submitted to and approved by the Director indicating that the proposed construction and associated grading complies with the conditions of this grant, the development standards of the zone, and is compatible with hillside resources. Review of this site plan, within the limits established by geologic and engineering constraints, shall emphasize grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences on site. If the applicant elects to grade in phases, a site plan which does not show walls, parking, or building setbacks may be submitted prior to rough grading, providing a subsequent site plan is submitted depicting such features prior to fine grading or the issuance of building permits.
45. 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 by 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.

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 of such planting 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. 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 may be amended as approved by staff.

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.

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 phasing plan shall set forth goals for the growth of the 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.

46. Per Section 21.32.195 of the County Code, the subdivider or his successor shall plant or cause to be planted one tree within the front yard of each lot. The location and the species of said tree may be incorporated into the landscape plan to be approved by the Director and the County Forester. A bond shall be posted with Public Works for the required trees prior to final map approval.

47. Open space shall comprise not less than 70 percent of the net area of the project. Pursuant to Section 22.56.215 (J) of the County Code, such open space may include the portions of private yards outside the building pads as depicted on Exhibit "A;" landscaped areas adjacent to streets and highways; and areas graded for the rounding of slopes to contour appearance.
48. In order to mitigate noise and visual impacts of the Antelope Valley Freeway, the permittee shall include appropriate feasible buffers between the proposed homes closest to the Antelope Valley Freeway and the freeway, which buffers may include but shall not be limited to: walls, modified setbacks, landscaping, and other mechanisms to the satisfaction of the Director.
49. In order to ensure that homes do not appear box-like and repetitive, the permittee shall incorporate feasible design controls, setbacks, and other measures into the project's master design standards and shall provide such design standards to the satisfaction of the Director.
50. The subdivider shall cooperate in the County's establishment of a landscape maintenance district or similar district to ensure a consistent source of revenue for adequate maintenance of the proposed open space and park areas.

(Questions relating to Conditions 51 through 81 should be addressed to the Forestry Division, Prevention Bureau of the County Forester and Fire Warden at either (818) 890-5719 or (323) 881-2481.)

51. This grant authorizes the removal of four trees of the Oak Genus identified as Tree Nos. 49, 246, 251, and 252 on the permittee's site plan and Oak Tree Report subject to all of the following conditions of approval. Re-sprouting oak trees which were of ordinance-protected size before being burned by a wildland fire in 1995 and are no longer subject to the Oak Tree Ordinance may be removed or encroached upon consistent with the Oak Tree Report.
52. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.
53. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Fire Department a sum of \$1,000. Such fee shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval.

The above fees provide for ten subsequent annual inspections until the conditions of approval have been met. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.

54. The term "Oak Tree Report" refers to the update document on file at the Department of Regional Planning by Land Design Consultants, the consulting arborist, dated October 13, 1999.
55. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forestry Division of the Fire Department stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director and County Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
56. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or Vesting Tentative Tract Map No. 48086.
57. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan, and Conditions of Approval on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, and Conditions of Approval.
58. The permittee shall install temporary fencing (chain link), not less than six feet in height, to secure the protected zone of all remaining oak trees within the vicinity of grading and construction operations during construction as recommended by the County Forester. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending 5 feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.
59. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forestry Division of the County of Los Angeles Fire Department. In no case shall more than 20 percent of the tree canopy of any one tree be removed.

60. Except as otherwise expressly authorized by this grant, the remaining oak tree shall be maintained in accordance with the principles set forth in the publication, *Oak Trees: Care and Maintenance*, prepared by the Forestry Division of the County of Los Angeles Fire Department, a copy of which is enclosed with these conditions.
61. As agreed, the permittee shall provide mitigation trees of the oak genus at a rate of 2:1 for each oak tree removed for a total of eight mitigation trees.
62. Each mitigation tree shall be at least a 15-gallon-specimen in size and measure one inch or more in diameter, one foot above the base. Trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter, one foot above the base.
63. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source and shall be of high quality.
64. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as, and within the watering zone of, each mitigation tree.
65. All required mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the County Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted off-site at an approved location, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
66. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The three-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
67. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the County Forester, including any loss of trees.

68. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance, once the trees have survived the required maintenance period.
69. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the County Forester and the Department of Regional Planning.
70. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
71. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
72. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within ten feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within ten feet of any oak tree in order to limit damage caused by such types of construction.
73. Unless specifically authorized by this grant, encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited without an addendum prepared by the Forestry Division of the Los Angeles County Fire Department and approved by the Department of Regional Planning.
74. Should encroachment within the protected zone of any additional trees of the Oak genus on the project site not permitted by this grant result in their injury or death within two years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
75. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
76. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
77. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.

78. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
79. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the County of Los Angeles Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.
80. This oak tree permit shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 48086. In the event that Vesting Tentative Tract Map No. 48086 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
81. Oak Tree Permit No. 96-044-(5) shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the County of Los Angeles Forester and Fire Warden, Forestry Division, and the Department of Regional Planning.

MITIGATION MONITORING PROGRAM

SPRING CANYON PROJECT

VESTING TENTATIVE TRACT MAP:	48086
COUNTY CASE NUMBER:	96-044
GENERAL PLAN AMENDMENT:	96-044
CONDITIONAL USE PERMIT:	96-044
ZONE CHANGE:	96-044
OAK TREE PERMIT:	96-044
STATE CLEARINGHOUSE NUMBER:	97031043

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012**

JULY 8, 2003

MITIGATION MONITORING PROGRAM

SPRING CANYON PROJECT

PREPARED FOR
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

OWNER/APPLICANT
VALLEY CANYON PARTNERS, LLC
23622 CALABASAS ROAD, SUITE 200
CALABASAS, CA 91302

JULY 8, 2003

LDC

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LAND DESIGN CONSULTANTS, INC.

Land Planning, Civil Engineering, Surveying & Environmental Services
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I. INTRODUCTION

A mitigation monitoring program for the Spring Canyon Project (V.T.T.M. 48086) follows. In order to demonstrate that compliance with the mitigation measures is feasible during and after project implementation, the following matrix outlines Mitigation Measure(s), Party Responsible for Mitigation, Monitoring Action, Party Responsible for Monitoring, and Monitoring Implementation.

The mitigation measures contained herein have been revised, where necessary, from those in the text of the Draft Environmental Impact Report in response to further project review and comments received during public circulation and the public hearing process.

The Mitigation Monitoring Program is proposed pursuant to the provisions of Section 21081.6 of the California Public Resources Code.

Mitigation Monitoring Program

Monitoring of specific mitigation measures has been appropriately assigned to specific agencies and/or entities relative to their particular area of expertise. Many of these monitoring actions are already included in the existing County review process, however, others require additional oversight to ensure compliance with any specially adopted conditions of approval.

The Los Angeles County Department of Regional Planning (LACDRP) is the appropriate agency to serve as the Lead Monitoring Agency with respect to the Conditional Use Permit, having broad oversight in regard to applicant compliance and the effective performance of identified sub-monitoring agencies as a condition of project approval.

LACDRP will require sequential reports by the applicant affirming compliance with sub-monitoring Agencies. In addition, the applicant may be required to retain an independent environmental consultant throughout an appropriately designated time frame so as to ensure mitigation compliance, timely preparation of reports, and to assist LACDRP in their role as Lead Monitoring Agency. An appropriate funding mechanism will also be required as a condition of project approval.

Consequences of non-compliance may include, but not be limited to, revocation actions, DA referrals and other appropriate actions, in the event that such action is required.

The following acronyms are used in the mitigation monitoring plan:

ACOE	United States Army Corps of Engineers
CC&R	Covenants, Conditions and Restrictions
CDFG	California Department of Fish & Game
CRWQCB	California Regional Water Quality Control Board
DHS	Drainage & Hydrology Section
GSD	Geology & Soils Division
HOA	Home Owners Association
LACDPR	Los Angeles County Department of Parks & Recreation
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACFFW	Los Angeles County Forester & Fire Warden
LACPL	Los Angeles County Public Library
LACS	Los Angeles County Sheriff Department
LACSD	County of Los Angeles Sanitation Districts
LACTLD	County of Los Angeles Traffic & Lighting Division
N/A	Not Applicable
SCAQMD	South Coast Air Quality Management District
SSSD	Sulphur Springs School District
WHUSD	William S. Hart Union High School District

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
GEOTECHNICAL				
<p>The following project-specific (PS) mitigation measures shall be implemented prior to project development. Implementation of all of the mitigation measures listed below along with the standard engineering measures included in the final geotechnical report, in addition to the standard requirements set forth by the County of Los Angeles and the Uniform Building Code (listed in the Geotechnical Report in Appendix F), will reduce any potentially significant geologic impacts to a level that is less than significant.</p>				
<ul style="list-style-type: none"> (PS) As necessary, the west-facing slopes below the proposed water tank(s) shall be stabilized by means of buttress fills in order to mitigate for existing unsupported bedding planes. 	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading plan approval
<ul style="list-style-type: none"> (PS) Mitigation for the eight (8) landslides and/or slumps mapped within the limits of proposed development on the site shall include, at minimum, the following: <ul style="list-style-type: none"> landslides in the interior of the area to be developed shall be mitigated by removal and replacement with compacted fill. Specific recommendations shall 	Project Applicant; Grading contractor; Project geologist Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan Review and approval of grading plan	LACDPW LACDPW	Prior to grading plan approval Prior to grading; during and post-development inspections

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<p>be prepared during the preliminary and grading plan review stages of the project;</p> <ul style="list-style-type: none"> landslides that have the potential to fall into debris basins shall be mitigated by means of toe stabilization or buttressing; landslides that exist on slopes subjacent to proposed development shall be mitigated with shear keys or buttresses; landslides located outside the limits of proposed development need not be stabilized, but shall be placed in "Restricted Use Areas" prior to Tract Map recordation. 				
<ul style="list-style-type: none"> (PS) In order for the subdrain system to outlet in Spring and Tapie Canyons, the southern portion of the subdrain shall be placed within compacted fill. Concrete headwalls shall be required at the transition from perforated to non-perforated pipe and shall be utilized as directed in the field. 	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading; during and post-development inspections
<ul style="list-style-type: none"> (PS) Existing artificial fills occur within the existing gas line easement, dirt roads and as part of the down-slope north embankment of Valley Canyon Road. Agency(ies) governing the improvements on Valley Canyon Road 	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections

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shall be contacted to obtain information as to the time and standards under which the fill was constructed. Where removals and/or standards used during previous construction do not meet present standards and/or requirements, setbacks and/or deepened foundations shall be required where removals are restricted by offsite improvements.				
<ul style="list-style-type: none"> (PS) The Gas Company shall be contacted to verify that the added surcharge fill will not detrimentally affect the buried line. Further information shall be obtained relative to Gas Company requirements for working (i.e., cleanouts, fill placement equipment loading/ crossing, etc) on/or near the gas line. Upon direction from the Gas Company, the gas line shall be spanned with a small bridge structure. 	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections
<ul style="list-style-type: none"> (PS) All future grading and/or exploration near Highway 14 shall require coordination with the State of California Department of Transportation (Caltrans). 	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & CALTRANS	Prior to grading; during and post-development inspections
FLOOD HAZARD				
Implementation of all of the following standard (S) and project specific (PS)				

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mitigation measures will reduce the potential for flood hazard impacts to a less than significant level.				
<ul style="list-style-type: none"> (S) All drainage improvements will conform to the Drainage Concept Plan submitted to and approved by the Los Angeles County Department of Public Works. All proposed onsite drainage facilities are subject, in their final design, to the standards and specifications set forth by the County Department of Public Works and will be reviewed in detained during the storm drain permitting process. 	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
<ul style="list-style-type: none"> (S) Implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains. 	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
<ul style="list-style-type: none"> (S) Landscape and maintain proposed cut and fill slopes with drought-tolerant vegetation to reduce potential increases in runoff and erosion. 	Project Applicant; Landscape contractor; Project occupants	Approval of landscape plan; onsite inspections	LACDRP; LACDPW; LACFD	Prior to grading permit approval; during and post construction inspections
<ul style="list-style-type: none"> (S) Elevate all building pads above the Q₅₀ storm flow level. 	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept; issuance of grading permit; issuance of construction permits for improvements	LACDPW-Drainage & Hydrology Section	Prior to issuance of grading permit
<ul style="list-style-type: none"> (S) Obtain necessary permits from the United States Army Corps of Engineers 	Project Applicant	Condition of project approval	CRWQCB, ACOE, CDFG, LACDPW	Prior to issuance of grading permit

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(ACOE) and the California Department of Fish and Game (CDFG) for alteration of existing natural drainage courses prior to grading permit issuance.				
<ul style="list-style-type: none"> (S) In order to reduce erosion in the adjacent natural drainage courses, energy dissipation devices at the outlets of the proposed storm drain systems will be considered. 	Project Applicant; project engineer	Condition of project approval	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post-construction inspections
<ul style="list-style-type: none"> (S) The applicant shall comply with all applicable National Pollutant Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP) procedure will be followed in the design of the project and during construction, utilizing Best Management Practices as required by the Clean Water Act. 	Project Applicant	Condition of project approval	CRWQCB & LACDPW	Prior to issuance of grading permit
<ul style="list-style-type: none"> (S) The applicant shall comply with all SUSMP requirements, including the post construction, permanent BMPs approved as part of the Drainage Concept. 	Project Applicant	Review and approval of Drainage Concept; Approval of final grading compliance form	LACDPW	Prior to Issuance of grading permit
FIRE HAZARD & PROTECTIVE SERVICES				
Development shall comply with the following mitigation requirements of the Los Angeles County Fire Department. Implementation of				

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all of the following project-specific (PS) and standard (S) mitigation measures will reduce the potential project-related impacts to a less than significant level.				
<ul style="list-style-type: none"> (PS) The project shall include a graded, future fire station lot. 	Project Applicant	Review and approval of grading plan	LACDPW	Prior to grading permit approval
<ul style="list-style-type: none"> (PS) The land value of the future fire station lot shall be assessed prior to building permits being issued. 	Project Applicant	Review and approval of building plans	LACDPW & LACFD	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) The applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows and brush clearance. 	Project Applicant; Architect; Building contractor	Issuance of building permit	LACDPW; LACFD	Prior to issuance of building permit; post-development inspections
<ul style="list-style-type: none"> (S) All roads shall be designed per County of Los Angeles standards for fire safety (Subdivision Code, Title 21, Chapter 24). 	Project Applicant; Project engineer	Approval of road improvement plans	LACDPW; LACFD	Prior to recordation of final map; post-development inspections
<ul style="list-style-type: none"> (S) Preliminary review by the County of Los Angeles Fire Department to determine required Fuel Modification zones and notarized maintenance of off-site agreements, if any, must be completed prior to the issuance of a grading permit. 	Project Applicant; Landscape contractor; Building contractor	Issuance of grading permit	LACDPW, LACFFW	Prior to issuance of grading & building permits; post-development inspections
<ul style="list-style-type: none"> (S) No combustible material, including 	Project Applicant; Building contractor	Issuance of building permit	LACDPW; LACFFW	Prior to issuance of building permit; post-

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framing material, will be allowed on site until the final fuel modification plan is approved, and initial thinning and clearing are completed.				development inspections
<ul style="list-style-type: none"> (S) All requirements of the Fuel Modification Plan, approved by the County of the Los Angeles, must be completed prior to building permit approval. 	Project Applicant	Issuance of occupancy permit	LACDPW; LACFFW	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) Fire department-approved street signs and building address numbers shall be provided prior to occupancy. 	Project Applicant; Project engineer	Issuance of occupancy permit	LACDPW; LACFD	Prior to issuance of occupancy approval
<ul style="list-style-type: none"> (S) Private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code Section 10.207 (Common Drives). 	Project Applicant; Project engineer	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) A retaining wall shall be installed as required where grading of natural slopes abuts the hydrant to assure adequate access to the hydrant. 	Project Applicant; Project engineer; Building contractor	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) Where possible, landscaping materials shall include drought-tolerant, low-water-use vegetation with a low fuel potential to reduce fire hazards. 	Project Applicant; Landscape architect	Issuance of grading permit; approval of landscape plan; onsite inspection; Approval of Final Fuel Modification Plan	LACDPW; LACFFW; LACDRP	Prior to issuance of grading permit; during and post-construction inspections

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NOISE				
In order to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, Part 51 of the Code of Regulations, the following mitigation measures will be implemented. All but two of the mitigation measures listed below are standard for all development projects in the County of Los Angeles.				
<ul style="list-style-type: none"> (S) Restriction of grading and construction activities to between 7a.m. and 7p.m. on weekdays and 8a.m. to 5p.m. on Saturdays. No work should be done on Sundays or holidays except for emergency conditions. 	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDRP, LACDPW Department of Building & Safety	Prior to issuance of grading permit; during and post-construction inspections; prior to issuance of certificate of occupancy
<ul style="list-style-type: none"> (S) All construction and grading equipment should be checked for proper maintenance. All vehicles and compressors should use exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times. 	Project Applicant; Construction superintendent	On-site inspection	LACDPW	During construction
<ul style="list-style-type: none"> (S) Subcontractors will comply with the appropriate sections of the Building Ordinance and the Noise Ordinance. 	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP	During construction

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<ul style="list-style-type: none"> (PS) Lots 505 – 521 and Lot 533 are not shielded by hills adjacent to the freeway as the other lots are. It is recommended that a 6' high solid wall be built along the property line adjacent to the freeway on these lots. 	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP, DHS; LACDPW	Prior to construction
<ul style="list-style-type: none"> (PS) Even though it is not required to comply with the California Noise Insulation Standards, all windows and glass doors facing the freeway on Lots 505 – 521 and Lot 533 shall be glazed with STC 32 glazing. 	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDPW, DHS	Prior to issuance of building permit; during and post-construction inspections; prior to issuance of certificate of occupancy
AIR QUALITY				
The following measures could be feasibly implemented during the construction phases of development to further decrease project-related emissions.				
<ul style="list-style-type: none"> (S) Develop and implement a construction management plan that includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD: 	Project Applicant	Approval of grading plans	LACDPW	Prior to issuance of grading permit
<ul style="list-style-type: none"> Configure construction parking to minimize traffic interference. 	Construction superintendent	On-site inspection	LACDPW	During site preparation

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<ul style="list-style-type: none"> Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person). 	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable. 	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> Re-route construction trucks away from congested streets. 	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> Consolidate truck deliveries when possible. 	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site. 	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions. 	Construction superintendent	On-site inspection	SCAQMD	During site preparation

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<ul style="list-style-type: none"> Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts. 	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
<ul style="list-style-type: none"> Use electricity from power poles rather than temporary diesel- or gasoline-powered generators. 	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
<ul style="list-style-type: none"> Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices. 	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
<ul style="list-style-type: none"> Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices. 	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
<ul style="list-style-type: none"> (S) Fugitive dust emissions shall be controlled by regular watering or other dust preventative measures as identified by the SCAQMD Rule 403. 	Construction superintendent	On-site inspection	SCAQMD	During site preparation
The following measures could feasibly be implemented by the proposed project to reduce the impacts of operation-related emissions.				

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<p><i>Stationary Sources:</i></p> <ul style="list-style-type: none"> Utilize solar or low emission water heaters in residential uses to reduce natural gas consumption and emissions. 	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
<ul style="list-style-type: none"> Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions. 	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
<ul style="list-style-type: none"> Provide shade trees in residential subdivisions to reduce building heating/cooling needs. 	Project Applicant; Architect; Landscape architect	Approval of buildings and landscaping plans	SCAQMD, LACDRP and LACDPW	Prior to issuance of grading permits
<ul style="list-style-type: none"> Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions. 	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
<ul style="list-style-type: none"> Install special sunlight-filtering window coatings or double-paned windows in residential uses to reduce thermal gain or loss. 	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
<ul style="list-style-type: none"> Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including street lighting and parking areas) to reduce electricity consumption and associated emissions. 	Project Applicant; Architect	Inspection prior to certificate of occupancy	LACDPW	Prior to issuance of occupancy permits

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<ul style="list-style-type: none"> Use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems. 	Project Applicant; Architect	Inspection prior to certificated of occupancy	SCAQMD	Prior to issuance of building permit
<p>Mobile Sources:</p> <ul style="list-style-type: none"> Construct bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area. 	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
<ul style="list-style-type: none"> Synchronize and/or install traffic signals on streets impacted by project. 	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
BIOLOGICAL RESOURCES				
<p>Implementation of all of the following mitigation measures will reduce the impacts anticipated from project development, but not to a level that is less than significant. Some of the mitigation measures are standard (S) and others are project specific (PS).</p>				

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<ul style="list-style-type: none"> (PS) Open Space Lot Nos. 547 and 548 shall be deed restricted from future development, and managed as natural reserves for the life of the project. (The applicant is currently researching the possibility of deeding the open spaces to a conservation agency for management.) 	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
<ul style="list-style-type: none"> (PS) The applicant shall develop an Open Space Management Plan that shall be prepared by a qualified biologist and reviewed by LACDRP prior to issuance of grading permits. The plan shall be incorporated into the CC&R's for the tract, and shall contain the following elements: Goals/Objectives; Permitted/Prohibited Uses; Biological Monitoring Protocols/Reports; Sensitive Species/Habitats Management; Exotic Plant/Animal Management; Habitat Restoration including California Junipers; Plan Implementation Schedule; Responsible Parties; Funding; Enforcement/Penalties; Trespass Remediation; Contingencies; and Plan Update Requirements. 	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grading permits and condition of final map recordation
<ul style="list-style-type: none"> (PS) Prior to project grading, the site shall be surveyed (during April-May, as the species is most evident at this time) to locate all impacted individuals of 	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grubbing and/or grading permit

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slender mariposa lily (<i>Calochortus clavatus gracilis</i>). These individuals shall be physically flagged for salvage during mid-summer, after the fruits have matured, at which time seeds shall be harvested for propagation or scattering to new, suitable locations.				
<ul style="list-style-type: none"> (PS) A mitigation plan for the wildlife "corridor" shall be developed, reviewed and approved by the Department of Regional Planning prior to issuance of the final grading permit for the project. The mitigation plan will provide a detailed method for the implementation of the mitigation measures outlined in the biological resources section, including, but not limited to the items (a-m) listed below. 	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> a) (PS) The mitigation for the loss of access to the culvert at the terminus of Tapie Canyon shall be the improvement of the underpass at Stonecrest Road. At present, wildlife must either share the asphalt road with vehicles or traverse the steep dirt banks. The proposed improvement is the construction of a separate trail (walkway) adjacent to the road, which would be used by wildlife, equestrians, and pedestrians. To increase the 	Project Applicant; Project Biologist	Review and approval	LACDRP	Field inspection prior to recordation of final map

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walkway's value to wildlife, it shall be located on the opposite side of the road from the bridge support columns. The trail bed shall consist of natural materials such as decomposed granite or mulch, and the trail shall be 8-feet wide.				
<ul style="list-style-type: none"> b) (PS) Natural habitat connectivity shall be maintained from Spring Canyon to the underpass, including removal of the paved portion of the road that now leads from the underpass easterly toward Spring Canyon (existing Valley Canyon Road). The trail from the underpass shall be continued into Spring Canyon along the route of the existing road, and native vegetation shall be planted on either side of the trail. 	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map
<ul style="list-style-type: none"> c) (PS) In order to maintain a higher level of connectivity through the project site, the applicant is offering the following additional measures to provide for the continued use of the existing ±10 high concrete culvert at the southwest corner of the property in Open Space Lot 546: <ol style="list-style-type: none"> 1) At the southwest corner of the project site, a 60-inch concrete pipe will be placed under proposed Valley Canyon Road. This pipe would act as an underpass for wildlife use, eliminating the obstacle of crossing Valley Canyon 	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map

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<p>Road to get to the existing ±10-foot culvert that goes under the 14 Freeway.</p> <p>2) On Lots 8, 9, 12 and 13, the grading for the pads and the rear lot lines will be pulled back 20 feet from the property boundary. This will facilitate an on-site connection to the above-referenced 60" pipe under crossing and beyond to the existing ±10 foot culvert under the freeway.</p> <p>3) In addition to the above-referenced 60" pipe connection to the existing ±10 foot high culvert, the applicant proposes to add a 12-foot wide, landscaped parkway on the south side of proposed Valley Canyon Road that will extend from the Spring Canyon Road underpass to Open Space Lot 546. In order to facilitate wildlife movement along this route, the parkway would include a natural substrate and native landscaping to reduce the perceived threat from vehicle traffic.</p>				
<ul style="list-style-type: none"> d) (PS) The Present plan shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of lots 400 –403. The encroachment into the streamcourse shall be eliminated and 	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit

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the available corridor width will be increased in this area. Reconfiguration of the project in this area may result in the reduction of the total number of developable lots on the project site. Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards.				
<ul style="list-style-type: none"> e) (PS) An aggressive revegetation plan will be developed for the project. The plan will detail the species utilized in the revegetation effort, planting methods, and the placement of the plants. The plan will also provide instruction for the relocation of the holly-leaf cherry trees that will be salvaged from other portions of the site. 	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> f) (PS) Only locally native species shall be used in the landscaping of the slopes of Spring Canyon. Any other landscaping on these slopes with non-native species shall be prohibited through the CC&R's. The north- and west-facing slopes shall be in preserved open space and should not be landscaped. 	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> g) (PS) A low wall, approximately 3 feet in height, shall be placed at the 	Project Applicant; Grading contractor; Construction	Review and approval of landscape plan and building	LACDRP and LACDPW	Prior to issuance of building permit

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brow of the slope (at the edge of the graded pad) on all lots adjacent to preserved open space areas. This wall will be the delineator between the native-only landscaping areas and the customary garden landscaping allowed in the pad areas. This wall will also provide a portion of the fire protection required by county ordinance.	contractor	plans		
<ul style="list-style-type: none"> h) (PS) The south- and east-facing slopes of Spring Canyon are located within designated private lots. Deed restrictions shall be placed on the slope areas within these lots so that no fencing will be constructed down the sides of the slopes. Fencing on top of the barrier walls will be limited to relatively unobtrusive ironwork, or similar material. 	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> i) Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards. The topsoil on these slopes will be salvaged and replaced on the slopes following reconstruction. 	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> j) The toe of the reconstructed slope will be located at the same place as the present toe of slope. It is recognized 	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit

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that construction will alter the existing stream bank and channel during construction. The contours of the stream course will be restored to their present condition. The recontoured slopes will be revegetated as described above.				
<ul style="list-style-type: none"> k) Where feasible, the holly-leaved cherry trees located in the bottom of Tapie Canyon shall be relocated to the bottom of Spring Canyon. 	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> l) Replacement scrub oaks shall be planted in appropriate on-site locations within the dedicated open spaces of Tapie and/or Spring Canyon. The replacement ratio for the impact of removing four (4) trees (# 49, #246, #251, #252) shall be a minimum of 2:1, or in compliance with the replacement ratio mandated by the County Forester. 	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> m) Prior to grading activities in Tapie and lower Spring Canyon, scale broom and buckwheat seed heads shall be gathered and stored for seed dispersal (or directly dispersed) within Spring Canyon. Seeds of Yerba Santa (<i>Eriodictyon crassifolium</i>) shall also be dispersed in Spring Canyon to compliment the alluvial scrub replacement. 	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit

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Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<ul style="list-style-type: none"> (PS) Fuel modification zones shall be restrict to the minimum distance required by the Los Angeles County Fire Department through the project's CC&R's. 	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> (PS) With the Department of Public Works approval, the potentially adverse effects of night lighting on surrounding open space areas shall be mitigated by the following measures: (1) Use street lighting only at intersections; (2) Use low-intensity street lamps; (3) Use low elevation lighting poles; (4) Direct light away from open space areas by using internally silvered globes or external opaque reflectors; and (5) eliminate the use or arc lighting adjacent to open space areas by restricting private sources of illumination around homes. 	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections.
<ul style="list-style-type: none"> (PS) Lighting of the street under the freeway shall be directed at the road. Illumination of the pedestrian sidewalk on the west side of the underpass shall be in compliance with the County's requirements. Lighting of the equestrian/wildlife trail on the east side of the underpass shall be minimal, if at all, in compliance with County standards. 	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<ul style="list-style-type: none"> (PS) All on-site open space areas shall be buffered in such a manner as to discourage additional encroachment by the new human inhabitants. Deed restrictions regulating the use of off-road vehicles shall be developed to protect the open space from potentially adverse uses. 	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
<ul style="list-style-type: none"> (PS) Any proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Signposts shall be incorporated on the trail to educate users about the species to be observed, their value to a balanced ecology, and the importance of riparian habitats and habitat linkages. 	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
<ul style="list-style-type: none"> (PS) A Fuel Modification Plan shall be developed in consultation with the LACFD. Brush clearance shall be limited to the minimum extent possible. 	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.
<ul style="list-style-type: none"> (PS) Approved non-native groundcovers and low shrubs will be allowed only in the Setback and Irrigation Zones (Zones A and B per LACFD Guidelines). Non-natives shall not be used in the Thinning and 	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
Interface Zones (Zones C and D).				
<ul style="list-style-type: none"> (PS) Owners of residences and visitors shall be notified by on-site signage and by language included in CC&R's that access to Open Space Lots 547 and 548 is prohibited, except along approved trails, if any, and via designated access points. See the biological resources section for additional restrictions. 	Project Applicant	Review and approval of final map.	LACDRP	Condition of final map recordation
<ul style="list-style-type: none"> (PS) All development landscaping shall be planted with non-invasive plant species, preferably species native to the area. Exotic plant species listed by the California Exotic Plant Pest Council as noxious weeds shall be prohibited in all landscaping. Control of exotic plants shall be addressed in the Open Space Management Plan called for above, and implemented per the specifications to be included therein. 	Project Applicant; Landscape architect	Review and approval of landscape plans	LACDRP, LACDPW and LACFD	Prior to issuance of grading permit
<ul style="list-style-type: none"> (PS) Owners of residences in the development shall be informed that dogs and cats are not allowed in open space areas. Signs shall be erected at designated access points to open space lots prohibiting pets from entering, leashed or not. 	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<ul style="list-style-type: none"> (PS) Loss of pets to native predators is likely, unless pets are contained on their owners' property. Trapping, shooting, or poisoning of native predators such as coyotes or bobcats shall be prohibited except by duly authorized state or county fish and game or animal control officers. 	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
<ul style="list-style-type: none"> (PS) Stormwater runoff shall be filtered, where feasible, through appropriate oil and grease traps, installed at discharge points along the streets. 	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
<ul style="list-style-type: none"> (PS) Stormwater discharge shall go through bio-filters, installed where feasible, to breakdown pesticides and minimize their flow into natural watercourses. 	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
<ul style="list-style-type: none"> (PS) Common areas shall be treated only with "least toxic" pesticides (e.g. pyrethrum, neem extract), short-lived herbicides (e.g. Roundup), and low concentrations of fertilizers. 	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
<ul style="list-style-type: none"> (S) A California Department of Fish and Game Agreement (1603 Agreement), a Regional Water Quality Control Board Certification (401Cert.) and a US Army Corps of Engineer 404 Permit may be required. 	Project Applicant	Condition of project approval	ACOE/CDFE/RWQCB, LACDRP and LACDPW	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
CULTURAL RESOURCES				
The following project-specific (PS) and standard (S) mitigation measures shall be implemented to reduce the project-related individual and cumulative impacts to a level that is less than significant.				
<ul style="list-style-type: none"> (PS) Archaeological monitoring shall be required during grading or other project related ground alteration activities in areas of <i>Shadow Pines 2-5</i>. 	Project Applicant; Project Archaeologist	Applicant shall retain an archaeologist for onsite inspection and submit monitoring report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
<ul style="list-style-type: none"> (PS) <i>Shadow Pines 1</i> is a potentially significant resource and shall be avoided. If avoidance is not feasible, a Phase II testing program to determine the nature, extent, and significance of the site shall be undertaken. All investigations of <i>Shadow Pines 1</i> shall be conducted in accordance with CEQA guidelines. 	Project Applicant; Project Archaeologist	Applicant shall submit archaeologist's survey and report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
<ul style="list-style-type: none"> (S) In the event that cultural resources (as identified by the onsite archaeologist) are encountered during grading, such activity in the affected area(s) shall cease and the appropriate local archaeological agency (UCLA Archaeological Survey) shall be notified immediately. Grading activity in the affected area(s) will continue only after 	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations

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MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
the cultural resources are properly assessed and subsequent recommendations are executed as determined by an archaeologist onsite.				
<ul style="list-style-type: none"> (S) In accordance with CEQA Guidelines, Appendix K-VIII and California Public Resources Code Section 5097.98, in the event of discovery or recognition of human remains, all development in the affected area(s) will cease immediately, and a Native American Indian advisor for the local Indian tribe, along with the Native American Heritage Commission, and other appropriate agencies will be contacted. The area(s) shall remain restricted until the human remains are legally and ethically dealt with by the appropriate authorities. 	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations
VISUAL QUALITIES				
With the proximity of the proposed project to the freeway, landscaping, architectural design, and structure placement represent the best available means to minimize visual effects associated with the proposed residential uses. As such, the following standard (S) and project-specific (PS) mitigations are required to reduce the potential individual and cumulative visual				

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Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
impacts associated with the proposed project. However, visual impacts may remain significant after mitigation.				
<ul style="list-style-type: none"> (S) Manufactured slopes shall be landscaped with native and /or County-approved non-invasive plants that would most closely match natural vegetation in stature, color, and texture, as feasible under the Fuel Modification Guidelines. 	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of Final Map
<ul style="list-style-type: none"> (S) Taller shrubs and trees should be planted in naturally appearing patterns near downslope edges of pads to conceal and disguise the geometrical shapes of manufactured slopes. 	Project Applicant; Landscape architect	Review and approval of landscaping plans	LACDPW	Prior to recordation of Final Map
<ul style="list-style-type: none"> (PS) Residential structures of lots located atop the highest manufactured slopes, with freeway-oriented rear yards, (lots 483-486, and lots 507-521) shall be sited with minimum front yard setbacks to maximize setbacks from the backyard edges of pads to lessen potential visibility of structure walls. 	Project engineer	Review and approval of building plans	LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> (PS) Lots 18, 29, 30, 42, and 43 shall be deed restricted from any major alteration of the natural topography of the main ridgeline beyond the initial graded pad in order to maintain view of 	Project Applicant	Approval of CC&R's	LACDPW	Prior to issuance of building permit; CC&R's enforcement

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Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
that ridge.				
<ul style="list-style-type: none"> (PS) Residential structures shall be sited, to the extent feasible, so that the side walls lowest in height and/or which exhibit the least massing effect, are oriented in downhill directions; and that roof slopes mirror as closely as feasible the prevailing slope of the prevailing terrain. 	Project engineer; Building contractor	Review and approval of building plans	LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks, walls, and fences. 	Project architect	Review and approval of building plans	LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> (PS) Understories and retaining walls higher than six (6) feet shall be in tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted, as may be consistent with fire safety. 	Project architect; Landscape architect	Review and approval of building plans and landscaping plans	LACDPW and LACFD	Prior to issuance of building permit
<ul style="list-style-type: none"> (PS) Project night-lighting for streets, parkways, pedestrian walkways, and other public use areas shall be hooded, directed, and/or of limited heights to minimize night-time light spill-over 	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit

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Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
effects, while meeting public safety concerns.				
<ul style="list-style-type: none"> (PS) Lighting planned for the proposed park near the Spring Canyon road freeway underpass shall be limited to low, directed, and/or hooded lighting of parking areas, activity areas, and walkways sufficient for maintaining security of facilities and assurance of public safety. Tall lighting standards designed to permit night-time group use of park facilities, which could result in glare to the freeway shall not be permitted. 	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance of building permit
TRAFFIC & ACCESS				
Implementation of the following mitigation measures will reduce the project individual and cumulative impacts to a less than significant level. Mitigation Measures for Project Impacts-County of Los Angeles:				
<u>Soledad Canyon Road and State Route 14 Westbound Ramps</u> <ul style="list-style-type: none"> The project developer shall install a traffic signal at this location. The project should be given a credit against fees 	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
paid to the "District" within which this signal has previously been identified.				
<p><u>Soledad Canyon Road and State Route 14 Eastbound Ramps</u></p> <ul style="list-style-type: none"> The project developer shall install a traffic signal at this location. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified. 	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
<p><u>Soledad Canyon Road and Spring Canyon Road:</u></p> <ul style="list-style-type: none"> The project applicant proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed. 	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
<p><u>Soledad Canyon Road (SR-14 to Spring Canyon Road):</u></p> <ul style="list-style-type: none"> In order to fully mitigate the project traffic impacts on this roadway segment, Soledad Canyon Road shall be widened to accommodate a total of 	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<p>three lanes. A three-lane section of roadway should include one lane in each direction plus a center passing lane that could serve both westbound (in the A.M.) and eastbound (in the P.M.) traffic. This three-lane section has been reviewed and approved by the County as a full-mitigation measure for that segment of Soledad Canyon Road between SR-14 and Spring Canyon Road which is physically restricted due to terrain.</p>				
<p>Mitigation Measures for Cumulative Impacts - County of Los Angeles:</p> <p><u>Soledad Canyon Road and State Route 14 Eastbound On-Off Ramps</u></p> <ul style="list-style-type: none"> The mitigation measure for this location is the restriping within the existing intersection to provide two northbound through lanes in lieu of the single northbound through lane that currently exists. These two lanes shall be carried north of the intersection under the freeway bridge to join two northbound lanes which currently exist. This project shall pay a fair share of the costs of this intersection improvement. 	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
<p><u>Soledad Canyon Road (East of Spring Canyon Road)</u></p> <ul style="list-style-type: none"> While the project is not considered to have a "measurable" impact on Soledad Canyon Road east of Spring Canyon Road, cumulative impacts are anticipated for the "existing plus ambient plus project plus related projects" condition. The subject project is within the Route 126 Bridge & Thoroughfare Construction Fee District (District), and is thus required to pay a "fair share" fee to the District to help finance necessary improvements, as determined by the County. The proposed project's share of impacts are 3.4% during the A.M. peak hour, and 7.2% during the P.M. peak hour. 	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map
<p>Mitigation Measures for Project Impacts - City of Santa Clarita:</p> <p><u>Soledad Canyon Road and Sand Canyon Road</u></p> <ul style="list-style-type: none"> The mitigation for this location is identical to the cumulative mitigation measure for this location described below. 	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<p><u>Soledad Canyon Road and State Route 14 Westbound On-Off Ramps East of Sand Canyon Road</u></p> <ul style="list-style-type: none"> The mitigation measure for this location is the installation of dual westbound left turn lanes and protected left turn phasing to replace the current single lane westbound unprotected left turn. <p>This measure shall require removal of the existing bike lane on the north side within the intersection area and restriping within the north barrel of the divided roadway to provide the additional westbound left turn lane while retaining two westbound through lanes.</p>	Project Applicant	Review and approval of detailed striping plan	LACDPW; City of Santa Clarita Transportation & Engineering Services	Prior to recordation of final map
<p>Mitigation Measures for Cumulative Impacts-City of Santa Clarita:</p> <p><u>Soledad Canyon Road and Sand Canyon Road</u></p> <ul style="list-style-type: none"> The mitigation measure for this location is the installation of dual northbound left turn lanes in place of the existing single northbound left turn lane. This modification shall involve restriping within the existing roadway on both the 	Project Applicant	Review and approval of detailed striping plan	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
north and south legs of the intersection. This project shall pay a fair share of the costs of this intersection improvement.				
<ul style="list-style-type: none"> A transit bus stop will be provided on Valley Canyon Road to the satisfaction of the Los Angeles County Dept. of Public Works and the local transit provider, as necessary. 	Project Applicant; Project engineer	Review and approval of building plans	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map
SEWAGE DISPOSAL				
The following standard (S) and project-specific (PS) mitigation measures shall insure that the proposed project's individual and cumulative impacts are less than significant to the Newhall County Water District local sewer system and the County Sanitation District's SCVJSS.				
<ul style="list-style-type: none"> (S) The applicant shall pay the appropriate sewage annexation and connection fees to the Los Angeles County Department of Public Works Water Works and Sewer Maintenance Division prior to sewerage service commencement. 	Project applicant	Issuance of permits from LACDPW	LACDPW, LACSD	Prior to connection to SCVJSS
<ul style="list-style-type: none"> (S) Connection fees shall be paid, as necessary, to the Newhall County Water District for impacts to the local sewer lines that are owned and 	Project applicant	Issuance of permits from Newhall County Water District	Newhall County Water District	Prior to connection to SCVJSS

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
operated by that agency.				
EDUCATION				
The following mitigation measures are required to reduce significant impacts to the Sulphur Springs School District and the William S. Hart Union High School District.				
<ul style="list-style-type: none"> (S) The applicant shall pay Senate Bill (SB) 50 school impact to the William S. Hart Union School District. The total amount of the school impact fees shall be determined at the time of payment, prior to issuance of the building permits. 	Project applicant	Applicant shall submit proof of payment with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
<ul style="list-style-type: none"> (S) The applicant provide a ±9.0-acre, graded elementary school site immediately adjacent to the project site; or shall pay sufficient school impact fees to the Sulphur Springs School District; whichever is agreed to by the District. 	Project applicant	Applicant shall submit proof of payment, or letter from the District regarding the acceptance of the school site with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
SHERIFF PROTECTION				
The following project specific (PS) mitigation measure will be implemented in order to reduce the project-related potential impacts to a level that is less than significant.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<ul style="list-style-type: none"> (PS) The applicant shall provide space for a Los Angeles County Sheriff's Department sub-station on the L.A. County Fire station lot that is part of the proposed project design, or other mitigation, if required, to the Sheriff Department's satisfaction. 	Project Applicant	Condition of project approval	LACDRP	Prior to tract map recordation
WATER SERVICES				
Implementation of the following standard (S) mitigation measure will reduce the project's potential individual and cumulative impacts on water service to a less than significant level.				
<ul style="list-style-type: none"> (S) The applicant shall pay connection fees, as necessary, to the satisfaction of the Newhall County Water District. The fees shall be paid prior to water service connection. 	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) The applicant shall participate in any future funding mechanism, as necessary that is identified and implemented as part of the NCWD Master Water Plan for Pinetree Water System. 	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) BMP Source Controls – The following BMPs are recommended for the proposed project: 	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<ul style="list-style-type: none"> - Public education/participation activities that make information available to homeowner groups, associations, and municipalities for further distribution to homeowners and businesses. - Construction runoff control activities, such as: <ul style="list-style-type: none"> - Scheduling construction activities so that only small portions of the site, rather than the whole site, are denuded at the same time; - Use of sediment basins to capture stormwater runoff. Sediment is removed and disposed of after construction is complete; - Use of silt fences around construction areas; - Stabilization of areas where construction has temporarily ceased for more than 3 weeks. Stabilization can be accomplished using grass seed and straw mulch; - Collecting and storing all waste materials in lidded dumpsters; - Use of portable sanitation facilities that are regularly serviced; and Stabilization of construction ingress and egress points. Use of rumble strips and daily sweeping at access points to limit movement of sediment from the construction area. 				construction

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<ul style="list-style-type: none"> (S) BMP Treatment Controls – The following BMPs are recommended for the proposed project: <ul style="list-style-type: none"> - Oil/water separators that are designed to remove petroleum compounds and grease. Separators will also remove floating debris and settleable solids. - Biofilters, which are two types: swale and strip. A swale is a vegetated channel that treats concentrated flow. A strip treats sheet flow and is placed parallel to the contributing surface. - Media filtration, which consists of a settling basin followed by a filter. The most common filter medium is sand; some use a peat/sand mixture. - Multiple systems that are a combination of two or more of the preceding controls in a series. 	<p>Project Applicant; Project engineer; construction superintendent</p>	<p>Review and approval of SUSMP</p>	<p>LACDPW</p>	<p>Prior to issuance of grading permit; On-site inspection during construction</p>
<ul style="list-style-type: none"> (PS) Prior to operation of the landscaped park areas and school playing fields, a Management Plan should be prepared that includes an irrigation plan, water usage plan, and chemical management plan. This plan shall include use of modern irrigation systems, use of slow-release chemicals, and incorporation of water quality-related design features to reduce the potential for herbicides and 	<p>On-site park areas - Project Applicant; Project Botanist/biologist; Landscape architect</p> <p>Off-site school site – SSSD</p>	<p>Review and approval of Management plan</p>	<p>On-site park areas – LACDPR & LACDPW</p> <p>Off-site school site – LACDPW</p>	<p>Prior to issuance of occupancy permit</p>

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
fertilizers in storm and irrigation runoff and reduce associated potential effects on open drainages.				
SOLID WASTE				
While the proposed project is not anticipated to have a significant impact on the overall waste-stream, the following standard and project-specific mitigation measures are proposed to insure that project-related impacts remain less than significant.				
<ul style="list-style-type: none"> (S) Future residential developments will participate in the waste reduction plans to be implemented by the County in accordance with the ISWMP. 	Project occupants	County-wide Implementation of the ISWMP, CC&R's	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
<ul style="list-style-type: none"> (S) Removal of hazardous materials or waste from the project site will be conducted by a registered waste hauler. 	Future homeowners	CC&R's	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval
<ul style="list-style-type: none"> (S) New residents will be provided information on household hazardous wastes and the county's household hazardous waste "round-up" program. Homeowners will be required to review and sign a statement indicating that they have been informed of the typical hazardous materials associated with residential uses and that they acknowledge that no household 	Project applicant; Project occupants	Provide information to project residents prior to close of escrow	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
hazardous materials will be disposed of for municipal refuse collection.				
<ul style="list-style-type: none"> (PS) New residents will be provided with information on recycling through local drop-off and/or buyback centers to be provided in the new homebuyers information package at the time of purchase. 	Project Applicant	Provide information to project residents prior to close of escrow	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
<ul style="list-style-type: none"> (PS) Where feasible, recycling containers shall be made available on-site during construction of the project for disposal of recyclable construction waste. 	Project Applicant; Construction contractor	Site inspection	LACDPW	Site inspection during construction
ENVIRONMENTAL SAFETY				
The proposed project may result in a significant impact related to construction and short-term operational impacts. Cumulative impacts are not significant. The following mitigation measures are required to lessen impacts to a less than significant level.				
<ul style="list-style-type: none"> (PS) The applicant shall conduct all construction activities within the easement according to the guidelines and requirements for such activities stipulated by the Southern California Gas Company. 	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<ul style="list-style-type: none"> (S) Weight of heavy construction vehicles used at the project site shall be in compliance with Southern California Gas Company guidelines and requirements for heavy construction vehicles that work in the Southern California Gas Company easement and cross said easement. 	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading
RECREATION				
Implementation of the following project-standard (S) and project specific (PS) mitigation measure will result in a less than significant impact to recreational resources.				
<ul style="list-style-type: none"> (PS) The project shall dedicate approximately 18.0 acres of private parkland (for passive recreation) on-site. 	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
<ul style="list-style-type: none"> (S) The applicant shall pay Quimby fees in the amount of \$149,930. 	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
LIBRARY SERVICES				
Implementation of all of the following standard (S) mitigation measures will bring the project-related individual and cumulative library services impacts to a less than significant level.				

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
<ul style="list-style-type: none"> (S) The project proponent will comply with mitigation funding requirements that the County of Los Angeles has adopted in order to mitigate the proposed project's impacts to a level that is less than significant. 	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation
<ul style="list-style-type: none"> (S) The Board of Supervisors has adopted a permanent developer fee of \$603.00 for the Santa Clarita Valley. Utilizing this number, total mitigation fees to offset the proposed project's impacts, in terms of space requirements and additional library materials, are estimated at \$326,826. The actual fee amount shall be calculated when the applicant pays this fee, prior to building permit issuance. 	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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July 28, 2004

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Agenda No. 11
10/28/03

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

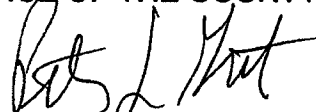
**Re: VESTING TENTATIVE TRACT MAP NUMBER 48086
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

On October 28, 2003, your Board conducted its hearing on the above-referenced subdivision which proposes 542 single-family lots, a fire station lot, a sheriff sub-station lot, two park lots and three open space lots in the Soledad Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the subdivision and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By 

PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:



RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di
Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NO. 48086**

1. The Board of Supervisors ("Board") of the County of Los Angeles conducted a duly noticed public hearing on the proposed Vesting Tentative Tract Map No. 48086 on October 28, 2003. The Regional Planning Commission of the County of Los Angeles ("Commission") previously conducted its duly noticed public hearing on October 18, 2000. An additional discussion on water supply availability and the proposed wildlife corridor occurred before the Commission on October 31, 2001. This Subdivision case was heard concurrently with Sub-Plan Amendment 96-044-(5), Zone Change Case No. 96-044-(5), Conditional Use Permit No. 96-044-(5), and Oak Tree Permit No. 96-044-(5).
2. The development proposal is a request to authorize the creation of 542 single-family residence lots, a fire station site, a sheriff sub-station site, two park lots, and three open space lots, with project-associated infrastructure to be developed in compliance with the County's hillside management and density-controlled development design review criteria.
3. The subject property is a 548.1 acre site located north of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon Road in the Soledad Zoned District.
4. The subject property is irregular in shape with level to hilly terrain. The property is currently undeveloped.
5. Access to this land division is via Spring Canyon Road, located off of Soledad Canyon Road. Additional access through local streets at the western edge of the site will be provided through adjacent Tract No. 36943 which is presently under construction.
6. The area surrounding the subject property consists of generally vacant properties, though there are a few scattered single-family residences to the north, a mineral processing use to the east, and the Antelope Valley Freeway to the south. To the west is a residential development of over 600 units which is under construction.
7. The site is zoned A-2-1 (Heavy Agriculture, one acre minimum required area). Surrounding zoning is A-2-1 to the north, Residential Planned Development ("RPD") to the west, and A-2-1 to the east. To the south is the Antelope Valley Freeway. The zoning was established by Ordinance No. 7904 which became effective on February 5, 1957.

8. Proposes Zone Change Case No. 96-044-(5) to change the zoning on the subject property to:
- R-1-6,000 (Single-family residential; 6,000 square feet minimum required area) on 62.51 acres;
 - R-1-7,000 (Single-family residential; 7,000 square feet minimum required area) on 60.57 acres;
 - R-1-8,000 (Single-family residential; 8,000 square feet minimum required area) on 6.97 acres;
 - R-1-10,000 (Single-family residential; 10,000 square feet minimum required area) on 58.35 acres;
 - R-1-15,000 (Single-family residential; 15,000 square feet minimum required area) on 27.36 acres; and
 - R-1-20,000 (Single-family residential; 20,000 square feet minimum required area) on 25.94 acres;

The remaining acreage, 306.4 acres, will retain the A-2-1 zoning designation.

9. Approval of the tentative tract map will not become effective until the Board has adopted an ordinance effecting the change of zone and such ordinance has become effective.
10. Conditional Use Permit Case No. 96-044-(5) and Oak Tree Permit Case No. 96-044-(5) were considered concurrently with Vesting Tentative Tract Map No. 48086 to ensure compliance with hillside management design review criteria, to authorize a density-controlled (clustered) development, and to allow the removal of four oak trees and encroachment within the protected zone of specified oak trees.
11. The project design, as modified by the conditional use permit, complies with the standard requirements of the proposed zones.
12. At the time this subdivision and the related conditional use permit and oak tree permit applications were considered, the subject property was depicted within the R-Non-Urban category of the Countywide General Plan and the N2 (Non-Urban, one dwelling unit per acre) and HM (Hillside Management) categories of the Santa Clarita Valley Areawide Plan. On October 28, 2003, the Board considered and approved Sub-Plan Amendment No. 96-044-(5) changing:
- 161.9 acres of the site from Hillside Management and N2 to U1 (1.1-3.3 dwelling units per acre) on the Santa Clarita Valley Area Wide Plan;

- 161.9 acres of the site from R-Non-Urban to 1-Low Density Residential 1-6 dwelling units per acre) on the Countywide General Plan;

385.7 acres of the subject property retains the R-Non-urban designation and 67.5 acres of the subject property retains the N2 designation and 318.7 acres remain Hillside Management.

13. Prior to adoption by the Board of Sub-Plan Amendment No. 96-044-(5), an analysis of the Santa Clarita Valley Areawide Plan classifications applicable to the site indicated that a theoretical maximum of 265 dwelling units were allowed on the subject property. Under the land use categories as adopted by the Board in Sub-Plan Amendment No. 96-044-(5), a range of 349 to 731 units is permitted.
14. An analysis by staff of the area of the site to remain Non-Urban indicates that a maximum of 171 dwelling units are allowed. The low density threshold for the Non-Urban area is 40.9 units.
15. An analysis by staff of the area of the site now designated urban as a result of approved Sub-Plan Amendment No. 96-044-(5), indicates that a maximum of 971 dwelling units are allowed. The low density threshold for the urban area is 161.9 dwelling units. The applicant's development proposal shows 126 dwelling units within the Hillside Management and N2 designated areas. The maximum permitted density within these two land use categories of the project site is 144 units. Although the Hillside Management areas proposed for urban development contain moderate to steep hillsides, these areas are not predominantly in excess of 50 percent natural slope.
16. The clustering of units and lots sizes of less than one acre are permitted provided that the overall density does not exceed a density of one unit per acre as required by the Non-Urban Hillside provisions of the Santa Clarita Valley Areawide Plan. With 548.1 acres of land and 542 single-family lots proposed, the project complies with this requirement.
17. The subject property contains natural slopes of 25 percent or greater. Therefore, a conditional use permit to ensure compliance with Hillside Management Design review criteria is required.
18. The proposed project and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles Countywide General Plan, since they are in substantial compliance with the general conditions and have met the burden of proof for issuance of a conditional use permit for Hillside Management areas, in that:

- a. The proposed project is located and designed so as to protect the safety of current and future community residents and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, or erosion hazard;
 - b. The proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;
 - c. The proposed project is compatible with the natural biotic, cultural, and scenic resources of the area;
 - d. The proposed project will not be detrimental to the public health and safety, design, and/or environmental considerations;
 - e. The proposed project is conveniently served by neighborhood shopping and community facilities and can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
 - f. The approval of proposed dwelling units for the proposed development in a non-urban area is allowed since the proposed conditions of approval adequately mitigate problems of public safety, design, and environmental considerations as provided for in the Countywide General Plan; and
 - g. The proposed project has the necessary provision for open space areas.
19. Additionally, the proposed project meets the hillside criteria established in Section II.D of the Countywide General Plan, as follows:
- D.1 With the conditions imposed upon this tentative tract map, the project will comply with all applicable County and State subdivision requirements;
 - D.2 Engineering solutions to mitigate hillside hazards have been reviewed by the Departments of Public Works and Regional Planning and have been found to be appropriate as they relate to landslides, flooding, erosion, and visual impacts. Furthermore, the conditions for approval mandate the implementation of various design criteria to ensure that compliance will be achieved with respect to the aforementioned issues;
 - D.3 Grading of slopes has been preliminarily approved by the Department of Public Works in its review of the related tentative map. Final detailed grading plans will be submitted to the Department of Public Works for approval before any grading of the site commences. The Fire Department and Department of Regional Planning have recommended conditions including the irrigation of common landscape areas, brush clearance, and

the approval of a landscape plan that will ensure that fire safety is optimized, and those conditions have been incorporated into the conditions of approval;

D.4 There are no significant views from existing residential areas that are affected by the project;

D.4a There are four oak trees proposed to be removed on the project site which are of sufficient size to qualify for an oak tree survey. Oak trees to be removed as a result of grading necessary to prepare the project site for development will be subject to the conditions of Oak Tree Permit No. 96-044-(5);

D.4b The Departments of Public Works and Regional Planning have recommended that graded slopes be landscaped and that such landscaping be maintained throughout the life of the project. These mitigation measures have been adopted as conditions of this tentative tract map; and

D.4c Landform (contoured) grading will be implemented wherever possible in the intervening open space between development areas.

20. The subject property lies within an urban expansion area and is in compliance with the County's General Plan Development Monitoring System ("DMS") in that:

a. The proposed development is consistent with the infrastructure portion (Urban Services Analysis) of the DMS since there is adequate water service, and sewage discharge capacity will not exceed the Sanitation District's future planned capacity. The proposed sheriff sub-station and fire station sites will mitigate impacts on police and fire services. Appropriate fees will be paid for capital library costs to insure sufficient increased capacity to serve the project's demands. Cumulative impacts on schools were identified during processing. The applicant has agreed to provide the necessary mitigation measures, including a graded site adjacent to the subject property or equivalent mitigation to reduce impacts on schools pursuant to Mitigation Agreements with the Sulphur Springs School District and the Hart Union High School District, the districts serving the project site. These services were evaluated as part of the environmental analysis and the resultant environmental document;

b. The proposed development is consistent with the access portion of the DMS since there is adequate road service and commercial and employment facilities located in close proximity. The road service was evaluated as part of the environmental analysis and the resultant environmental document. The proximity to commercial and employment

facilities was evaluated as part of the Field Investigation and/or General Plan evaluation; and

- c. The proposed development is consistent with the environmental portion of the DMS since there is no significant geotechnical, flood hazard, fire, and/or natural resource impacts, and the project does not affect publicly held or privately dedicated open space, as shown in the Countywide General Plan. These resources/hazards were evaluated as part of the environmental analysis and the resultant environmental document.
21. The estimated water demand for the project is approximately 487.8 acre feet per year ("AFY"). In order to receive water service, the project will require annexation into the service area of the Newhall County Water District. The Newhall County Water District has submitted a letter indicating that it can and will serve the project, and has certified that an adequate supply of water exists for the project.
 22. The project is but one of a number of development projects pending or approved in the Santa Clarita Valley. An analysis of the cumulative effects of all projects anticipated, and accounted for in the County's DMS, shows sufficient water exists to serve these proposed projects. The DMS tracks all pending and approved development projects. Under DMS projected demand in the Santa Clarita Valley, including the project, is estimated at 85,194 AFY. Supply within the service area of the Castaic Lake Water Agency, the wholesale water purveyor, ranges from 156,900 AFY in wet years to 92,800 AFY in dry years.
 23. Ammonium perchlorate, used in the manufacture of solid rocket propellant, was discovered in mid-1997 in four wells pumping from the Saugus Formation. In 1997, the California State Department of Health Services ("State DHS") established a drinking water provisional action level of 18 parts per billion ("ppb") for perchlorate, meaning State DHS will advise utilities to remove the well from service if that level is exceeded. In wells owned by the Santa Clarita Water Company and the Newhall Water Company, levels of perchlorate above this level have been detected. Those wells are currently inactive. In 2004, the Office of Environmental Health Hazard Assessment established a public health goal for perchlorate of 6 ppb and State DHS subsequently revised the action level to be the same. Until a Maximum Contaminant Level ("MCL") is established, State DHS intends to use the action level as an MCL. Remediation technology for perchlorate does exist and clean-up of the contamination is possible and is in an active planning status. The remaining wells drawing from the Saugus Formation are active sources of supply.
 24. The proposed development, in summary:
 - a. Avoids the premature conversion of undeveloped land to urban use;

- b. Promotes a distribution of population consistent with service system capacity, resource availability, environmental limitations, and accessibility;
 - c. Directs urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas, and fire hazard areas;
 - d. Encourages the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land;
 - e. Ensures that new development in urban expansion areas will occur in a manner consistent with stated plans policies and will pay for the marginal public costs that it generates;
 - f. Focuses intensive urban uses in an inter-dependent system of activity centers located to effectively provide services throughout the urban area, including adequate transportation facilities; and
 - g. Provides for a higher density of housing to meet increasing demands in an area which will have relatively lesser environmental consequences.
25. The access to this project is adequate for the needs of future residents and for the deployment of fire fighting and other emergency service equipment in emergency situations.
26. A traffic study analyzing the potential impacts of this project was reviewed and approved by the Department of Public Works. Appropriate traffic mitigation measures are incorporated into the conditions of approval of this project.
27. This site is physically suitable for the type of development and the density being proposed since the property has adequate building sites to be developed in accordance with the grading ordinance, has access to county-maintained streets, will be served by sanitary sewers, can be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and has all flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.
28. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of the case and on the tentative map provide adequate protection for rights-of-way and easements.

29. The design of the subdivision and the proposed improvements will not cause serious public health problems since sewage disposal, storm water drainage, fire protection, and geologic and soil factors are addressed in the recommended conditions of approval.
30. Design of the subdivision and the proposed improvements will not conflict with public easements or access through, or use of, property within the proposed subdivision, since the design and development as set forth in the conditions of approval and the Tentative Map provide adequate protection for any such easements.
31. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein, since the lots are of sufficient size so as to permit orientation of structures in an east-west alignment for southern exposure or to take advantage of shade or prevailing breezes.
32. Two United States Geological Survey designated "blueline" streams occur on-site at Tapie and Spring Canyons. These two drainages converge in the southwesterly portion of the site, and the combined flow is conducted under the freeway via an existing concrete culvert to the Santa Clara River.
33. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available physical and environmental resources when the project was determined to be consistent with the Countywide General Plan and the Santa Clarita Valley Areawide Plan.
34. This tract map has been submitted as a "Vesting" Tentative Map, and as such, it is subject to the provisions of Section 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).
35. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
36. Approval of this land division is conditioned upon the subdivider's compliance with the attached conditions of approval as well as compliance with the conditions for Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5). The mitigation measures identified in the Final Environmental Impact Report ("FEIR") for the project have further been incorporated into the conditions of approval for the related conditional use permit. The Mitigation Monitoring Plan prepared in connection with the FEIR for this project identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.

37. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Department of Public Works as a condition for approval of this tentative tract map.
38. At its hearing on the project, the Commission received oral testimony and written comments from proponents and opponents. An additional discussion on water supply availability and a proposed wildlife corridor occurred before the Commission on October 31, 2001.
39. At the public hearing before the Commission, one person testified in opposition to the project due to concerns about water supply and water contamination.
40. The Commission, in its action on November 14, 2001, recommended that the Board approve the requested Sub-plan Amendment and Zone Change, approved the Conditional Use Permit, Oak Tree Permit, and Vesting Tentative Tract Map subject to the Board's approval of the Sub-Plan Amendment and Zone Change and certified the EIR for the project.
41. Subsequent to the Commission's November 14, 2001 action, a Supplemental Environmental Impact Report ("Supplemental EIR") was prepared to reanalyze potential traffic impacts based upon a revised methodology and to include additional water supply analysis including water supply assessment and verification information from the Newhall County Water District. The Newhall County Water District certified that an adequate supply of water exists for the project. No additional unmitigated significant impacts associated with the project were identified by the Supplemental EIR.
42. At the public hearing before the Board, one person testified in opposition to the project due to concerns about traffic, air quality, and a wildlife corridor.
43. A representative of the Santa Monica Mountains Conservancy testified before the Board and requested that the permanent open-space lots be granted to a public agency and that an assessment district such as a maintenance district be created to ensure the permanent availability of funding to maintain the permanent open-space and public trails as well as wildlife corridor mitigation.
44. A representative of the applicant testified before the Board stating a willingness to create a funding mechanism to guarantee the permanent maintenance of the open-space and the 3.5 miles of trails and trailheads to be provided.
45. In approving the project, the Commission and the Board identified the need for new housing that is reasonably close to employment centers in the Santa Clarita and San Fernando Valleys. In addition, the project will provide additional public benefits, including but not limited to: more than 300 acres of permanent, contiguous dedicated and deed restricted open space; approximately 3.5 miles of on-site trails that are available to the public; a one-acre site that will be graded by

the applicant and conveyed to the Los Angeles County Fire Department; a one-acre site that will be graded by the applicant and conveyed to the County for a Sheriff's Department sub-station or other future public purpose; a graded site for an elementary school for the Sulphur Springs School District or equivalent payment of mitigation fees; an 18 acre active park with an improved youth soccer field, restroom facilities, and recreational turf grass; a one-acre passive park; significant improvements to the local water and sewer systems that benefit not just the project but other properties and development in the vicinity; and improvements to Soledad Canyon Road, local freeway on- and off-ramps, and other local intersections that benefit not only the project but also enhance regional mobility.

46. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines ("CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles ("County CEQA Guidelines"). The Initial Study concluded that there was substantial evidence that the project may have potentially significant impact on the environment in the following areas: geotechnical, fire hazard, air quality, visual resources, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, and recreation. The Initial Study determined that an Environmental Impact Report ("EIR") would be required.
47. The EIR prepared for this project concluded that no significant effects which cannot be avoided or mitigated have been identified except for impacts to biological resources, air quality, and visual resources. All other potentially significant environmental impacts including geotechnical, fire hazard, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, recreation, education, fire protection, visual qualities, and libraries can be mitigated to less than significant levels through implementation of the mitigation measures identified in the FEIR.
48. Approval of this project requires adoption of a Statement of Overriding Considerations, including a finding that the benefits of the project outweigh the potential unavoidable adverse impacts, and that the unavoidable impacts are nonetheless acceptable based on specific overriding considerations.
49. The Board finds that the project is not de minimus in its effect on fish and wildlife resources. Therefore, this project is not exempt from California Department of Fish and Game Fees pursuant to section 711.4 of the California Fish and Game Code.

50. The FEIR for the project has been prepared in accordance with CEQA, the CEQA Guidelines, and the County CEQA Guidelines. The FEIR consists of the Draft EIR dated August 2000, the Technical Appendices to the Draft EIR dated August 2000, the Supplemental EIR, Responses to Comments, and Appendices dated January 8, 2003, and the FEIR including Responses to Comments dated July 8, 2003 (collectively referred to as the "FEIR").
51. A Mitigation Monitoring Program, dated July 8, 2003, consistent with the conclusions and recommendations of the FEIR, has been prepared and its requirements have been incorporated into the conditions of approval for this project.
52. The Board has independently reviewed, considered, and certified the FEIR, and it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations, the project will result in unavoidable significant impacts on air quality, biological resources, and visual resources. Such impacts have been reduced to the extent feasible, and the Board finds that the benefits of the proposed project outweigh these unavoidable adverse impacts. Such unavoidable impacts are determined to be acceptable based upon the overriding considerations set forth in the Statement of Overriding Considerations for the project.
53. The Findings of Fact and Statement of Overriding Considerations prepared for the proposed project are incorporated herein by this reference as if set forth in full.
54. The Mitigation Measures of the FEIR are incorporated into the conditions of approval for this tentative map, Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5). The Mitigation Monitoring Plan contained in the FEIR identifies in detail the manner in which the measure adopted to mitigate or avoid potential adverse impacts to the environment is ensured.
55. The documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter are located at the Los Angeles County Department of Regional 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 Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Indicates that it has previously certified the FEIR prepared for the project; certifies that it has reviewed and considered the environmental information contained in the document; certifies that the FEIR has been completed in compliance with CEQA, the CEQA Guidelines and County CEQA Guidelines, and reflects the independent judgment of the Board as to the environmental

consequences of the project; determined that the conditions of approval and mitigation measures discussed in the FEIR are the only mitigation measures for the project which are feasible; determined that the remaining unavoidable environmental effects of the project have been reduced to the extent possible and to an acceptable level and are outweighed by specific social, economic, and environmental benefits of the project; and adopted the Findings of Fact and Statement of Overriding Considerations prepared for the project and readopts the Statement of Overriding Considerations;

2. Approves and adopts the Mitigation Monitoring Program for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, finds that the Mitigation Monitoring Plan is adequately designed to ensure compliance with the mitigation measures during project implementation; and
3. Approves Vesting Tentative Tract Map No. 48086 subject to the attached conditions and further subject to approval by the Board of Zone Change Case No. 96-044-(5).

**CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NO. 48086**

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances) including the requirements of the R-1 zone and the requirements of Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5).
2. Recordation of the final map is contingent upon the effectuation of an ordinance changing the zoning of the property from A-2-1 to R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, and R-1-20,000 as recommended under Zone Change Case No. 96-044-(5).
3. 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 tentative map. The subdivider shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the subdivider 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.
4. Submit evidence to the satisfaction of the Department of Regional Planning that the conditions of Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5) have been recorded.
5. Submit a copy of the project Covenants, Conditions, and Restrictions ("CC&R's"), and any road or maintenance agreements for the project to the Department of Regional Planning for review and approval.

6. In accordance with Conditional Use Permit No. 96-044-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to conform to the minimum lot area requirements of the various zones. If multiple final maps are recorded, the average area of all lots shown on each final map, or each final map and all previously recorded final maps, shall comply with the minimum lot area requirements of the various zones.
7. Except as otherwise specified in these conditions or by Conditional Use Permit No. 96-044-(5), conform to the lot area requirements of the R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, and R-1-20,000 zones.
8. Permission is granted to use the alternate cross sections to the satisfaction of the Department of Public Works.
9. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
10. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.
11. Flag lots shall have fee access strips of at least 10 feet in width where contiguous to other strips and 15 feet where not contiguous to other strips. In cases where there are hillside slopes or footings for walls or planters adjacent to the access strips, the width of the access strips shall be sufficient to accommodate the full width of the required driveway paving.
12. Provide reciprocal easements over the multiple access strips for the benefit of the lots served. Submit a letter to the Director of the Department of Regional Planning agreeing to record the easements in documents when the lots are sold.
13. Label all common driveways as "Private Driveway-Fire Lane" on the final map.
14. Provide for ownership and continued maintenance of the private driveways through a maintenance agreement or CC&R's and post all common driveways with signs stating "No Parking-Fire Lane." Provide for continuous posting and enforcement of this restriction in the CC&R's or in a maintenance agreement.
15. Construct or bond with the Department of Public Works for driveway paving on the flag lots from the street to the building pad, to the satisfaction of the Department of Regional Planning and Department of Public Works as follows:
 - A minimum of 15 feet in width where serving one residence or 20 feet in width where the driveway is 150 feet or more in length;

- A minimum of 20 feet in width where serving two residences; and
- A minimum of 24 feet in width where serving three residences.

16. Dedicate complete access rights on the following lots with double street frontages:

Lots 5 and 6 directly to Valley Canyon Road;

Lots 1 through 5 directly to "A" Street;

Lots 499 through 509 directly to Spring Canyon Road;

Lots 486 through 490 directly to "J" Street; and

Lots 432 through 443 and Lot 466 directly to "I" Street.

17. Construct a free standing masonry wall not less than five feet high along and within one foot of the rear or sides of lots abutting the streets as indicated in Condition No. 19. The wall to be constructed shall conform to the Department of Public Works Standard Plan No. 6005-0.

Prior to submitting final maps, submit to the Regional Planning Department a copy of the approved Grading Plan for final determination of the design of this structure. Alternate structure designs and locations may be accepted if unusual topographic features or subdivision design warrant special treatment. In such cases, consideration will be given to maintenance and aesthetics. Where a wall is relocated to the top of a slope, a slough wall may also be required.

In all cases where grading or natural conditions result in the pad or building site elevations being above the elevation of the abutting highway, the required wall shall be retaining. A wrought iron fence may be constructed on top of the retaining wall to satisfy the minimum height requirement and masonry pilasters spaced 50 feet maximum on center are constructed to the full height of the structure. The height of the total structure shall not be less than five feet above grade on the highway side and not less than three feet six inches on the side facing the abutting lot.

If the wall or combination wrought iron fence and retaining wall is to be constructed subsequent to the recordation of this tract map, file a faithful performance bond and agreement with the Department of Public Works, ensuring its construction prior to sale of lots or occupancy of homes constructed thereon. The penal sum shall be determined by the Department of Public Works.

18. Provide for the ownership of the open space lots (Lots 546, 547, and 548) by dedication to the County.

19. Provide for the maintenance of the open space lots through a landscape maintenance district.
20. Permission is granted to create additional open space lots to the satisfaction of the Department of Regional Planning.
21. Provide for the continued ownership and maintenance of the private park lots, Lots 545 and 549, by a landscape maintenance district.
22. Construct and dedicate the trails to the County of Los Angeles to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director of Planning.
23. Grant to all persons holding title to land within the County of Los Angeles and the heirs, successors, and assigns of said persons, as their interest may now or hereafter appear of record, a non-exclusive easement for ingress and egress, road and utility purposes over the private and future streets in this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.
24. Dedicate the public facility lot currently planned for use as a sheriff sub-station lot (Lot 544) to the County of Los Angeles and public facility lot currently planned for use as a fire station lot (Lot 543) to the County of Los Angeles. The fire station lot (Lot 543) shall be approximately 3.2 acres in size with an approximate 1.0 acre useable pad which shall be graded by the subdivider at its expense and designed to the satisfaction of the Los Angeles County Fire Department. The sheriff sub-station lot shall be approximately 1.8 acres in size with an approximately 1.0 acre useable pad which shall be graded by the subdivider at its expense and designed to the satisfaction of the Sheriff's Department. The County in its sole discretion may use the sheriff sub-station lot for another public purpose in the event the County decides not to build a sheriff sub-station on the site.
25. Permission is granted to vacate the excess right-of-way on Valley Canyon Road and include the vacated portion in Lot 543 (Fire Station) and Lot 548 (open space).
26. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of more than one residence and accessory structures on lots having twice the required area.
27. Provide slope planting and an irrigation system in accordance with the County Grading Ordinance. Include conditions in the CC&R's which require continued maintenance of the planted slopes.

28. In accordance with County Code Section 21.32.195, plant at least one tree of a non-invasive species within the front yard of each single family lot. The location and the specifics of said tree shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and the County Forester and Fire Warden, and a bond shall be posted with the Department of Public Works, or other verification shall be submitted to the satisfaction of the Department of Regional Planning to ensure the planting of the required tree.
29. The subdivider or his successor shall maintain the existing easement to the 4.5 acre property located at the eastern edge of the project site and shown as not a part of the Tentative Map. Also, the subdivider shall work with the owner of the 4.5 acre property to establish a connection for such property to the water system being installed for the project and shall submit evidence to the Director of Planning prior to recordation of the final map that this condition has been met.
30. A maximum of 300 units may record until a second means of street access is physically constructed to the satisfaction of the Department of Public Works, Department of Regional Planning, and Fire Department.
31. Construct full street improvements on Valley Canyon Road (off-site) to join with improvements in Tract Map No. 36943 to the satisfaction of the Department of Public Works.
32. Permission is granted to file a parcel map over the property as the first unit final map, provided all lots contain minimum lot areas of 20 acres and all applicable conditions are met to the satisfaction of the Department of Public Works and Department of Regional Planning.
33. Permission is granted to record multiple final maps. The boundaries of the unit final maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each final map to record shall comply on its own, or in combination with previously recorded maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and Conditional Use Permit No. 96-044-(5). Prior to clearance of each final map, submit the following:
 - a. A phasing map indicating the boundaries of the current final map, and the boundaries and status of other final unit maps; and
 - b. A summary sheet indicating the number and type of all lots shown on the current and previous final maps.
34. This subdivision is a major land division and must be filed as a Final Tract Map. No waiver is allowed.

35. Within five days of the tentative map approval date, remit processing fees (currently \$875) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.
36. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code section 66499.37, or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding, and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
37. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall, within ten days of the filing, pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to: depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation; and
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein;

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to Section 2.170.010 of the County Code.

38. **Within 30 days of the approval of the tentative map, as provided in the Mitigation Monitoring Program, deposit the sum of \$3,000 with the Department of Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with information contained in the reports required by the Mitigation Monitoring Plan.**

39. **Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public Works, Fire Department, Department of Parks and Recreation, and Department of Health Services.**

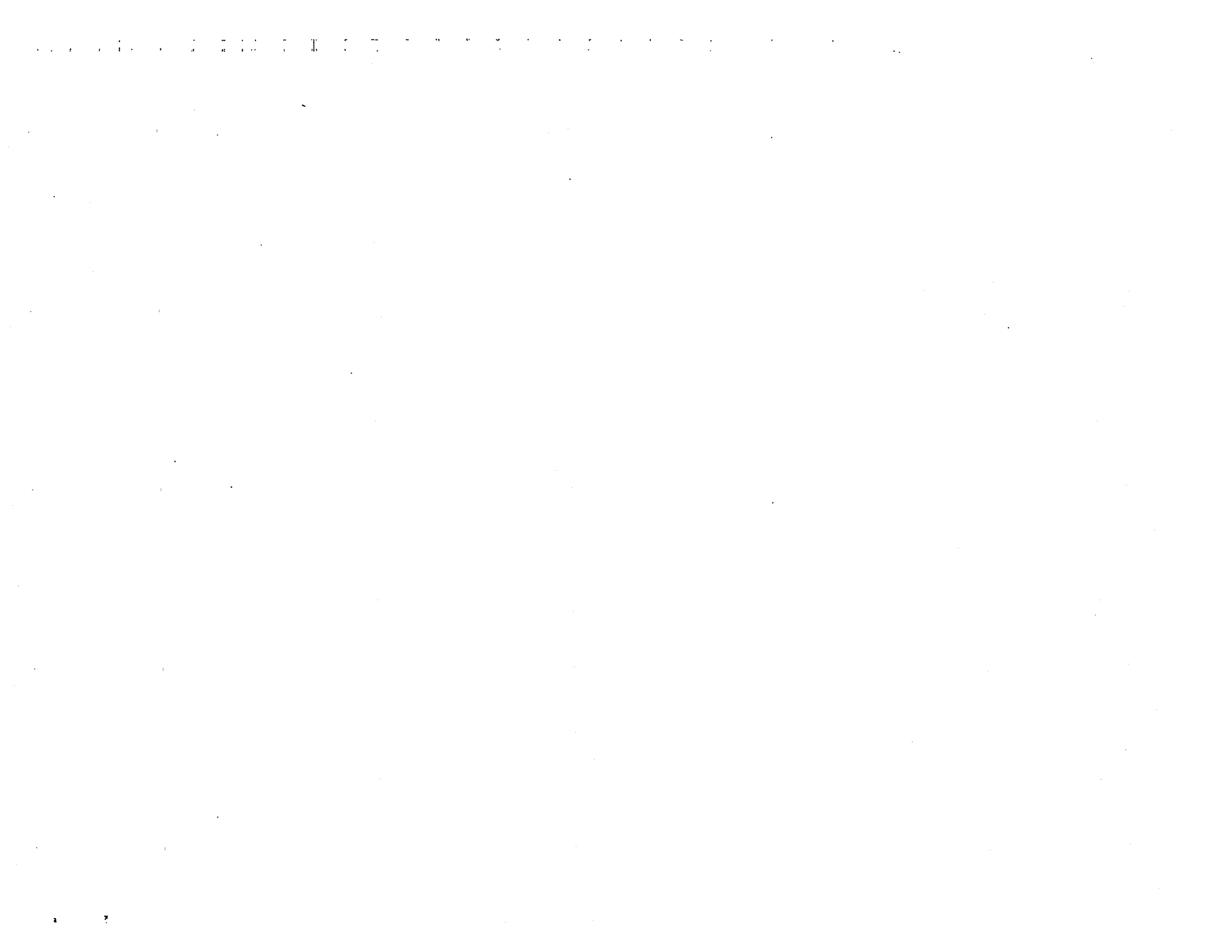
MITIGATION MONITORING PROGRAM

SPRING CANYON PROJECT

VESTING TENTATIVE TRACT MAP:	48086
COUNTY CASE NUMBER:	96-044
GENERAL PLAN AMENDMENT:	96-044
CONDITIONAL USE PERMIT:	96-044
ZONE CHANGE:	96-044
OAK TREE PERMIT:	96-044
STATE CLEARINGHOUSE NUMBER:	97031043

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012**

JULY 8, 2003



MITIGATION MONITORING PROGRAM

SPRING CANYON PROJECT

PREPARED FOR
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

OWNER/APPLICANT
VALLEY CANYON PARTNERS, LLC
23622 CALABASAS ROAD, SUITE 200
CALABASAS, CA 91302

JULY 8, 2003

LDC

www.ldcla.com

LAND DESIGN CONSULTANTS, INC.

Land Planning, Civil Engineering, Surveying & Environmental Services
225 South Lake Avenue, Suite 600 Pasadena, CA 91101 Ph. (626) 578-7000 E-Mail: ldc@ldcla.com

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I. INTRODUCTION

A mitigation monitoring program for the Spring Canyon Project (V.T.T.M. 48086) follows. In order to demonstrate that compliance with the mitigation measures is feasible during and after project implementation, the following matrix outlines Mitigation Measure(s), Party Responsible for Mitigation, Monitoring Action, Party Responsible for Monitoring, and Monitoring Implementation.

The mitigation measures contained herein have been revised, where necessary, from those in the text of the Draft Environmental Impact Report in response to further project review and comments received during public circulation and the public hearing process.

The Mitigation Monitoring Program is proposed pursuant to the provisions of Section 21081.6 of the California Public Resources Code.

Mitigation Monitoring Program

Monitoring of specific mitigation measures has been appropriately assigned to specific agencies and/or entities relative to their particular area of expertise. Many of these monitoring actions are already included in the existing County review process, however, others require additional oversight to ensure compliance with any specially adopted conditions of approval.

The Los Angeles County Department of Regional Planning (LACDRP) is the appropriate agency to serve as the Lead Monitoring Agency with respect to the Conditional Use Permit, having broad oversight in regard to applicant compliance and the effective performance of identified sub-monitoring agencies as a condition of project approval.

LACDRP will require sequential reports by the applicant affirming compliance with sub-monitoring Agencies. In addition, the applicant may be required to retain an independent environmental consultant throughout an appropriately designated time frame so as to ensure mitigation compliance, timely preparation of reports, and to assist LACDRP in their role as Lead Monitoring Agency. An appropriate funding mechanism will also be required as a condition of project approval.

Consequences of non-compliance may include, but not be limited to, revocation actions, DA referrals and other appropriate actions, in the event that such action is required.

The following acronyms are used in the mitigation monitoring plan:

ACOE	United States Army Corps of Engineers
CC&R	Covenants, Conditions and Restrictions
CDFG	California Department of Fish & Game
CRWQCB	California Regional Water Quality Control Board
DHS	Drainage & Hydrology Section
GSD	Geology & Soils Division
HOA	Home Owners Association
LACDPR	Los Angeles County Department of Parks & Recreation
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACFFW	Los Angeles County Forester & Fire Warden
LACPL	Los Angeles County Public Library
LACS	Los Angeles County Sheriff Department
LACSD	County of Los Angeles Sanitation Districts
LACTLD	County of Los Angeles Traffic & Lighting Division
N/A	Not Applicable
SCAQMD	South Coast Air Quality Management District
SSSD	Sulphur Springs School District
WHUSD	William S. Hart Union High School District

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
GEOTECHNICAL				
The following project-specific (PS) mitigation measures shall be implemented prior to project development. Implementation of all of the mitigation measures listed below along with the standard engineering measures included in the final geotechnical report, in addition to the standard requirements set forth by the County of Los Angeles and the Uniform Building Code (listed in the Geotechnical Report in Appendix F), will reduce any potentially significant geologic impacts to a level that is less than significant.				
<ul style="list-style-type: none"> (PS) As necessary, the west-facing slopes below the proposed water tank(s) shall be stabilized by means of buttress fills in order to mitigate for existing unsupported bedding planes. 	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading plan approval
<ul style="list-style-type: none"> (PS) Mitigation for the eight (8) landslides and/or slumps mapped within the limits of proposed development on the site shall include, at minimum, the following: <ul style="list-style-type: none"> landslides in the interior of the area to be developed shall be mitigated by removal and replacement with compacted fill. Specific recommendations shall 	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading plan approval
	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading; during and post-development inspections

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
be prepared during the preliminary and grading plan review stages of the project; <ul style="list-style-type: none"> landslides that have the potential to fail into debris basins shall be mitigated by means of toe stabilization or buttressing; landslides that exist on slopes subjacent to proposed development shall be mitigated with shear keys or buttresses; landslides located outside the limits of proposed development need not be stabilized, but shall be placed in "Restricted Use Areas" prior to Tract Map recordation. 				
<ul style="list-style-type: none"> (PS) In order for the subdrain system to outlet in Spring and Tapie Canyons, the southern portion of the subdrain shall be placed within compacted fill. Concrete headwalls shall be required at the transition from perforated to non-perforated pipe and shall be utilized as directed in the field. 	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading; during and post-development inspections
<ul style="list-style-type: none"> (PS) Existing artificial fills occur within the existing gas line easement, dirt roads and as part of the down-slope north embankment of Valley Canyon Road. Agency(ies) governing the improvements on Valley Canyon Road 	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections

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MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
shall be contacted to obtain information as to the time and standards under which the fill was constructed. Where removals and/or standards used during previous construction do not meet present standards and/or requirements, setbacks and/or deepened foundations shall be required where removals are restricted by offsite improvements.				
<ul style="list-style-type: none"> (PS) The Gas Company shall be contacted to verify that the added surcharge fill will not detrimentally affect the buried line. Further information shall be obtained relative to Gas Company requirements for working (i.e., cleanouts, fill placement equipment loading/ crossing, etc) on/or near the gas line. Upon direction from the Gas Company, the gas line shall be spanned with a small bridge structure. 	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections
<ul style="list-style-type: none"> (PS) All future grading and/or exploration near Highway 14 shall require coordination with the State of California Department of Transportation (Caltrans). 	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & CALTRANS	Prior to grading; during and post-development inspections
FLOOD HAZARD				
Implementation of all of the following standard (S) and project specific (PS)				

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MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
mitigation measures will reduce the potential for flood hazard impacts to a less than significant level.				
<ul style="list-style-type: none"> (S) All drainage improvements will conform to the Drainage Concept Plan submitted to and approved by the Los Angeles County Department of Public Works. All proposed onsite drainage facilities are subject, in their final design, to the standards and specifications set forth by the County Department of Public Works and will be reviewed in detained during the storm drain permitting process. 	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
<ul style="list-style-type: none"> (S) Implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains. 	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
<ul style="list-style-type: none"> (S) Landscape and maintain proposed cut and fill slopes with drought-tolerant vegetation to reduce potential increases in runoff and erosion. 	Project Applicant; Landscape contractor; Project occupants	Approval of landscape plan; onsite inspections	LACDRP; LACDPW; LACFD	Prior to grading permit approval; during and post construction inspections
<ul style="list-style-type: none"> (S) Elevate all building pads above the Q₅₀ storm flow level. 	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept; issuance of grading permit; issuance of construction permits for improvements	LACDPW-Drainage & Hydrology Section	Prior to issuance of grading permit
<ul style="list-style-type: none"> (S) Obtain necessary permits from the United States Army Corps of Engineers 	Project Applicant	Condition of project approval	CRWQCB, ACOE, CDFG, LACDPW	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
(ACOE) and the California Department of Fish and Game (CDFG) for alteration of existing natural drainage courses prior to grading permit issuance.				
<ul style="list-style-type: none"> (S) In order to reduce erosion in the adjacent natural drainage courses, energy dissipation devices at the outlets of the proposed storm drain systems will be considered. 	Project Applicant; project engineer	Condition of project approval	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post-construction inspections
<ul style="list-style-type: none"> (S) The applicant shall comply with all applicable National Pollutant Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP) procedure will be followed in the design of the project and during construction, utilizing Best Management Practices as required by the Clean Water Act. 	Project Applicant	Condition of project approval	CRWQCB & LACDPW	Prior to issuance of grading permit
<ul style="list-style-type: none"> (S) The applicant shall comply with all SUSMP requirements, including the post construction, permanent BMPs approved as part of the Drainage Concept. 	Project Applicant	Review and approval of Drainage Concept; Approval of final grading compliance form	LACDPW	Prior to issuance of grading permit
FIRE HAZARD & PROTECTIVE SERVICES				
Development shall comply with the following mitigation requirements of the Los Angeles County Fire Department. Implementation of				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
all of the following project-specific (PS) and standard (S) mitigation measures will reduce the potential project-related impacts to a less than significant level.				
<ul style="list-style-type: none"> (PS) The project shall include a graded, future fire station lot. 	Project Applicant	Review and approval of grading plan	LACDPW	Prior to grading permit approval
<ul style="list-style-type: none"> (PS) The land value of the future fire station lot shall be assessed prior to building permits being issued. 	Project Applicant	Review and approval of building plans	LACDPW & LACFD	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) The applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows and brush clearance. 	Project Applicant; Architect; Building contractor	Issuance of building permit	LACDPW; LACFD	Prior to issuance of building permit; post-development inspections
<ul style="list-style-type: none"> (S) All roads shall be designed per County of Los Angeles standards for fire safety (Subdivision Code, Title 21, Chapter 24). 	Project Applicant; Project engineer	Approval of road improvement plans	LACDPW; LACFD	Prior to recordation of final map; post-development inspections
<ul style="list-style-type: none"> (S) Preliminary review by the County of Los Angeles Fire Department to determine required Fuel Modification zones and notarized maintenance of off-site agreements, if any, must be completed prior to the issuance of a grading permit. 	Project Applicant; Landscape contractor; Building contractor	Issuance of grading permit	LACDPW, LACFFW	Prior to issuance of grading & building permits; post-development inspections
<ul style="list-style-type: none"> (S) No combustible material, including 	Project Applicant; Building contractor	Issuance of building permit	LACDPW; LACFFW	Prior to issuance of building permit; post-

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MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
framing material, will be allowed on site until the final fuel modification plan is approved, and initial thinning and clearing are completed.				development inspections
<ul style="list-style-type: none"> (S) All requirements of the Fuel Modification Plan, approved by the County of the Los Angeles, must be completed prior to building permit approval. 	Project Applicant	Issuance of occupancy permit	LACDPW; LACFFW	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) Fire department-approved street signs and building address numbers shall be provided prior to occupancy. 	Project Applicant; Project engineer	Issuance of occupancy permit	LACDPW; LACFD	Prior to issuance of occupancy approval
<ul style="list-style-type: none"> (S) Private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code Section 10.207 (Common Drives). 	Project Applicant; Project engineer	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) A retaining wall shall be installed as required where grading of natural slopes abuts the hydrant to assure adequate access to the hydrant. 	Project Applicant; Project engineer; Building contractor	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) Where possible, landscaping materials shall include drought-tolerant, low-water-use vegetation with a low fuel potential to reduce fire hazards. 	Project Applicant; Landscape architect	Issuance of grading permit; approval of landscape plan; onsite inspection; Approval of Final Fuel Modification Plan	LACDPW; LACFFW; LACDRP	Prior to issuance of grading permit; during and post-construction inspections

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MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
NOISE				
In order to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, Part 51 of the Code of Regulations, the following mitigation measures will be implemented. All but two of the mitigation measures listed below are standard for all development projects in the County of Los Angeles.				
<ul style="list-style-type: none"> (S) Restriction of grading and construction activities to between 7a.m. and 7p.m. on weekdays and 8a.m. to 5p.m. on Saturdays. No work should be done on Sundays or holidays except for emergency conditions. 	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDRP, LACDPW Department of Building & Safety	Prior to issuance of grading permit; during and post-construction inspections; prior to issuance of certificate of occupancy
<ul style="list-style-type: none"> (S) All construction and grading equipment should be checked for proper maintenance. All vehicles and compressors should use exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times. 	Project Applicant; Construction superintendent	On-site inspection	LACDPW	During construction
<ul style="list-style-type: none"> (S) Subcontractors will comply with the appropriate sections of the Building Ordinance and the Noise Ordinance. 	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP	During construction

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MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
<ul style="list-style-type: none"> (PS) Lots 505 – 521 and Lot 533 are not shielded by hills adjacent to the freeway as the other lots are. It is recommended that a 6' high solid wall be built along the property line adjacent to the freeway on these lots. 	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP, DHS; LACDPW	Prior to construction
<ul style="list-style-type: none"> (PS) Even though it is not required to comply with the California Noise Insulation Standards, all windows and glass doors facing the freeway on Lots 505 – 521 and Lot 533 shall be glazed with STC 32 glazing. 	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDPW, DHS	Prior to issuance of building permit; during and post-construction inspections; prior to issuance of certificate of occupancy
AIR QUALITY				
The following measures could be feasibly implemented during the construction phases of development to further decrease project-related emissions.				
<ul style="list-style-type: none"> (S) Develop and implement a construction management plan that includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD: 	Project Applicant	Approval of grading plans	LACDPW	Prior to issuance of grading permit
<ul style="list-style-type: none"> Configure construction parking to minimize traffic interference. 	Construction superintendent	On-site inspection	LACDPW	During site preparation

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<ul style="list-style-type: none"> Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person). 	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable. 	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> Re-route construction trucks away from congested streets. 	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> Consolidate truck deliveries when possible. 	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site. 	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
<ul style="list-style-type: none"> Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions. 	Construction superintendent	On-site inspection	SCAQMD	During site preparation

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MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
<ul style="list-style-type: none"> Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts. 	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
<ul style="list-style-type: none"> Use electricity from power poles rather than temporary diesel- or gasoline-powered generators. 	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
<ul style="list-style-type: none"> Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices. 	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
<ul style="list-style-type: none"> Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices. 	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
<ul style="list-style-type: none"> (S) Fugitive dust emissions shall be controlled by regular watering or other dust preventative measures as identified by the SCAQMD Rule 403. 	Construction superintendent	On-site inspection	SCAQMD	During site preparation
The following measures could feasibly be implemented by the proposed project to reduce the impacts of operation-related emissions.				

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MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
<p><i>Stationary Sources:</i></p> <ul style="list-style-type: none"> Utilize solar or low emission water heaters in residential uses to reduce natural gas consumption and emissions. 	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
<ul style="list-style-type: none"> Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions. 	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
<ul style="list-style-type: none"> Provide shade trees in residential subdivisions to reduce building heating/cooling needs. 	Project Applicant; Architect; Landscape architect	Approval of buildings and landscaping plans	SCAQMD, LACDRP and LACDPW	Prior to issuance of grading permits
<ul style="list-style-type: none"> Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions. 	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
<ul style="list-style-type: none"> Install special sunlight-filtering window coatings or double-paned windows in residential uses to reduce thermal gain or loss. 	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
<ul style="list-style-type: none"> Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including street lighting and parking areas) to reduce electricity consumption and associated emissions. 	Project Applicant; Architect	Inspection prior to certificate of occupancy	LACDPW	Prior to issuance of occupancy permits

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<ul style="list-style-type: none"> Use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems. 	Project Applicant; Architect	Inspection prior to certificated of occupancy	SCAQMD	Prior to issuance of building permit
<p>Mobile Sources:</p> <ul style="list-style-type: none"> Construct bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area. 	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
<ul style="list-style-type: none"> Synchronize and/or install traffic signals on streets impacted by project. 	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
BIOLOGICAL RESOURCES				
Implementation of all of the following mitigation measures will reduce the impacts anticipated from project development, but not to a level that is less than significant. Some of the mitigation measures are standard (S) and others are project specific (PS).				

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<ul style="list-style-type: none"> (PS) Open Space Lot Nos. 547 and 548 shall be deed restricted from future development, and managed as natural reserves for the life of the project. (The applicant is currently researching the possibility of deeding the open spaces to a conservation agency for management.) 	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
<ul style="list-style-type: none"> (PS) The applicant shall develop an Open Space Management Plan that shall be prepared by a qualified biologist and reviewed by LACDRP prior to issuance of grading permits. The plan shall be incorporated into the CC&R's for the tract, and shall contain the following elements: Goals/Objectives; Permitted/Prohibited Uses; Biological Monitoring Protocols/Reports; Sensitive Species/Habitats Management; Exotic Plant/Animal Management; Habitat Restoration including California Junipers; Plan Implementation Schedule; Responsible Parties; Funding; Enforcement/Penalties; Trespass Remediation; Contingencies; and Plan Update Requirements. 	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grading permits and condition of final map recordation
<ul style="list-style-type: none"> (PS) Prior to project grading, the site shall be surveyed (during April-May, as the species is most evident at this time) to locate all impacted individuals of 	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grubbing and/or grading permit

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slender mariposa lily (<i>Calochortus clavatus gracilis</i>). These individuals shall be physically flagged for salvage during mid-summer, after the fruits have matured, at which time seeds shall be harvested for propagation or scattering to new, suitable locations.				
<ul style="list-style-type: none"> (PS) A mitigation plan for the wildlife "corridor" shall be developed, reviewed and approved by the Department of Regional Planning prior to issuance of the final grading permit for the project. The mitigation plan will provide a detailed method for the implementation of the mitigation measures outlined in the biological resources section, including, but not limited to the items (a-m) listed below. 	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> a) (PS) The mitigation for the loss of access to the culvert at the terminus of Tapie Canyon shall be the improvement of the underpass at Stonecrest Road. At present, wildlife must either share the asphalt road with vehicles or traverse the steep dirt banks. The proposed improvement is the construction of a separate trail (walkway) adjacent to the road, which would be used by wildlife, equestrians, and pedestrians. To increase the 	Project Applicant; Project Biologist	Review and approval	LACDRP	Field inspection prior to recordation of final map

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walkway's value to wildlife, it shall be located on the opposite side of the road from the bridge support columns. The trail bed shall consist of natural materials such as decomposed granite or mulch, and the trail shall be 8-feet wide.				
<ul style="list-style-type: none"> b) (PS) Natural habitat connectivity shall be maintained from Spring Canyon to the underpass, including removal of the paved portion of the road that now leads from the underpass easterly toward Spring Canyon (existing Valley Canyon Road). The trail from the underpass shall be continued into Spring Canyon along the route of the existing road, and native vegetation shall be planted on either side of the trail. 	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map
<ul style="list-style-type: none"> c) (PS) In order to maintain a higher level of connectivity through the project site, the applicant is offering the following additional measures to provide for the continued use of the existing ±10 high concrete culvert at the southwest corner of the property in Open Space Lot 546: <ol style="list-style-type: none"> 1) At the southwest corner of the project site, a 60-inch concrete pipe will be placed under proposed Valley Canyon Road. This pipe would act as an underpass for wildlife use, eliminating the obstacle of crossing Valley Canyon 	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map

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<p>Road to get to the existing ±10-foot culvert that goes under the 14 Freeway.</p> <p>2) On Lots 8, 9, 12 and 13, the grading for the pads and the rear lot lines will be pulled back 20 feet from the property boundary. This will facilitate an on-site connection to the above-referenced 60" pipe under crossing and beyond to the existing ±10 foot culvert under the freeway.</p> <p>3) In addition to the above-referenced 60" pipe connection to the existing ±10 foot high culvert, the applicant proposes to add a 12-foot wide, landscaped parkway on the south side of proposed Valley Canyon Road that will extend from the Spring Canyon Road underpass to Open Space Lot 546. In order to facilitate wildlife movement along this route, the parkway would include a natural substrate and native landscaping to reduce the perceived threat from vehicle traffic.</p>				
<ul style="list-style-type: none"> d) (PS) The Present plan shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of lots 400 –403. The encroachment into the streamcourse shall be eliminated and 	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit

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the available corridor width will be increased in this area. Reconfiguration of the project in this area may result in the reduction of the total number of developable lots on the project site. Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards.				
<ul style="list-style-type: none"> e) (PS) An aggressive revegetation plan will be developed for the project. The plan will detail the species utilized in the revegetation effort, planting methods, and the placement of the plants. The plan will also provide instruction for the relocation of the holly-leaf cherry trees that will be salvaged from other portions of the site. 	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> f) (PS) Only locally native species shall be used in the landscaping of the slopes of Spring Canyon. Any other landscaping on these slopes with non-native species shall be prohibited through the CC&R's. The north- and west-facing slopes shall be in preserved open space and should not be landscaped. 	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> g) (PS) A low wall, approximately 3 feet in height, shall be placed at the 	Project Applicant; Grading contractor; Construction	Review and approval of landscape plan and building	LACDRP and LACDPW	Prior to issuance of building permit

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brow of the slope (at the edge of the graded pad) on all lots adjacent to preserved open space areas. This wall will be the delineator between the native-only landscaping areas and the customary garden landscaping allowed in the pad areas. This wall will also provide a portion of the fire protection required by county ordinance.	contractor	plans		
<ul style="list-style-type: none"> h) (PS) The south- and east-facing slopes of Spring Canyon are located within designated private lots. Deed restrictions shall be placed on the slope areas within these lots so that no fencing will be constructed down the sides of the slopes. Fencing on top of the barrier walls will be limited to relatively unobtrusive ironwork, or similar material. 	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> i) Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards. The topsoil on these slopes will be salvaged and replaced on the slopes following reconstruction. 	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> j) The toe of the reconstructed slope will be located at the same place as the present toe of slope. It is recognized 	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit

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that construction will alter the existing stream bank and channel during construction. The contours of the stream course will be restored to their present condition. The recontoured slopes will be revegetated as described above.				
<ul style="list-style-type: none"> k) Where feasible, the holly-leaved cherry trees located in the bottom of Tapie Canyon shall be relocated to the bottom of Spring Canyon. 	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> l) Replacement scrub oaks shall be planted in appropriate on-site locations within the dedicated open spaces of Tapie and/or Spring Canyon. The replacement ratio for the impact of removing four (4) trees (# 49, #246, #251, #252) shall be a minimum of 2:1, or in compliance with the replacement ratio mandated by the County Forester. 	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
<ul style="list-style-type: none"> m) Prior to grading activities in Tapie and lower Spring Canyon, scale broom and buckwheat seed heads shall be gathered and stored for seed dispersal (or directly dispersed) within Spring Canyon. Seeds of Yerba Santa (<i>Eriodictyon crassifolium</i>) shall also be dispersed in Spring Canyon to compliment the alluvial scrub replacement. 	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit

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<ul style="list-style-type: none"> (PS) Fuel modification zones shall be restrict to the minimum distance required by the Los Angeles County Fire Department through the project's CC&R's. 	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> (PS) With the Department of Public Works approval, the potentially adverse effects of night lighting on surrounding open space areas shall be mitigated by the following measures: (1) Use street lighting only at intersections; (2) Use low-intensity street lamps; (3) Use low elevation lighting poles; (4) Direct light away from open space areas by using internally silvered globes or external opaque reflectors; and (5) eliminate the use or arc lighting adjacent to open space areas by restricting private sources of illumination around homes. 	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections.
<ul style="list-style-type: none"> (PS) Lighting of the street under the freeway shall be directed at the road. Illumination of the pedestrian sidewalk on the west side of the underpass shall be in compliance with the County's requirements. Lighting of the equestrian/wildlife trail on the east side of the underpass shall be minimal, if at all, in compliance with County standards. 	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections

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<ul style="list-style-type: none"> (PS) All on-site open space areas shall be buffered in such a manner as to discourage additional encroachment by the new human inhabitants. Deed restrictions regulating the use of off-road vehicles shall be developed to protect the open space from potentially adverse uses. 	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
<ul style="list-style-type: none"> (PS) Any proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Signposts shall be incorporated on the trail to educate users about the species to be observed, their value to a balanced ecology, and the importance of riparian habitats and habitat linkages. 	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
<ul style="list-style-type: none"> (PS) A Fuel Modification Plan shall be developed in consultation with the LACFD. Brush clearance shall be limited to the minimum extent possible. 	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.
<ul style="list-style-type: none"> (PS) Approved non-native groundcovers and low shrubs will be allowed only in the Setback and Irrigation Zones (Zones A and B per LACFD Guidelines). Non-natives shall not be used in the Thinning and 	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.

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Interface Zones (Zones C and D).				
<ul style="list-style-type: none"> (PS) Owners of residences and visitors shall be notified by on-site signage and by language included in CC&R's that access to Open Space Lots 547 and 548 is prohibited, except along approved trails, if any, and via designated access points. See the biological resources section for additional restrictions. 	Project Applicant	Review and approval of final map.	LACDRP	Condition of final map recordation
<ul style="list-style-type: none"> (PS) All development landscaping shall be planted with non-invasive plant species, preferably species native to the area. Exotic plant species listed by the California Exotic Plant Pest Council as noxious weeds shall be prohibited in all landscaping. Control of exotic plants shall be addressed in the Open Space Management Plan called for above, and implemented per the specifications to be included therein. 	Project Applicant; Landscape architect	Review and approval of landscape plans	LACDRP, LACDPW and LACFD	Prior to issuance of grading permit
<ul style="list-style-type: none"> (PS) Owners of residences in the development shall be informed that dogs and cats are not allowed in open space areas. Signs shall be erected at designated access points to open space lots prohibiting pets from entering, leashed or not. 	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval

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<ul style="list-style-type: none"> (PS) Loss of pets to native predators is likely, unless pets are contained on their owners' property. Trapping, shooting, or poisoning of native predators such as coyotes or bobcats shall be prohibited except by duly authorized state or county fish and game or animal control officers. 	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
<ul style="list-style-type: none"> (PS) Stormwater runoff shall be filtered, where feasible, through appropriate oil and grease traps, installed at discharge points along the streets. 	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
<ul style="list-style-type: none"> (PS) Stormwater discharge shall go through bio-filters, installed where feasible, to breakdown pesticides and minimize their flow into natural watercourses. 	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
<ul style="list-style-type: none"> (PS) Common areas shall be treated only with "least toxic" pesticides (e.g. pyrethrum, neem extract), short-lived herbicides (e.g. Roundup), and low concentrations of fertilizers. 	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
<ul style="list-style-type: none"> (S) A California Department of Fish and Game Agreement (1603 Agreement), a Regional Water Quality Control Board Certification (401Cert.) and a US Army Corps of Engineer 404 Permit may be required. 	Project Applicant	Condition of project approval	ACOE/CDFE/RWQCB, LACDRP and LACDPW	Prior to issuance of grading permit

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CULTURAL RESOURCES				
The following project-specific (PS) and standard (S) mitigation measures shall be implemented to reduce the project-related individual and cumulative impacts to a level that is less than significant.				
<ul style="list-style-type: none"> (PS) Archaeological monitoring shall be required during grading or other project related ground alteration activities in areas of <i>Shadow Pines 2-5</i>. 	Project Applicant; Project Archaeologist	Applicant shall retain an archaeologist for onsite inspection and submit monitoring report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
<ul style="list-style-type: none"> (PS) <i>Shadow Pines 1</i> is a potentially significant resource and shall be avoided. If avoidance is not feasible, a Phase II testing program to determine the nature, extent, and significance of the site shall be undertaken. All investigations of <i>Shadow Pines 1</i> shall be conducted in accordance with CEQA guidelines. 	Project Applicant; Project Archaeologist	Applicant shall submit archaeologist's survey and report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
<ul style="list-style-type: none"> (S) In the event that cultural resources (as identified by the onsite archaeologist) are encountered during grading, such activity in the affected area(s) shall cease and the appropriate local archaeological agency (UCLA Archaeological Survey) shall be notified immediately. Grading activity in the affected area(s) will continue only after 	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations

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the cultural resources are properly assessed and subsequent recommendations are executed as determined by an archaeologist onsite.				
<ul style="list-style-type: none"> (S) In accordance with CEQA Guidelines, Appendix K-VIII and California Public Resources Code Section 5097.98, in the event of discovery or recognition of human remains, all development in the affected area(s) will cease immediately, and a Native American Indian advisor for the local Indian tribe, along with the Native American Heritage Commission, and other appropriate agencies will be contacted. The area(s) shall remain restricted until the human remains are legally and ethically dealt with by the appropriate authorities. 	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations
VISUAL QUALITIES				
With the proximity of the proposed project to the freeway, landscaping, architectural design, and structure placement represent the best available means to minimize visual effects associated with the proposed residential uses. As such, the following standard (S) and project-specific (PS) mitigations are required to reduce the potential individual and cumulative visual				

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impacts associated with the proposed project. However, visual impacts may remain significant after mitigation.				
<ul style="list-style-type: none"> (S) Manufactured slopes shall be landscaped with native and /or County-approved non-invasive plants that would most closely match natural vegetation in stature, color, and texture, as feasible under the Fuel Modification Guidelines. 	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of Final Map
<ul style="list-style-type: none"> (S) Taller shrubs and trees should be planted in naturally appearing patterns near downslope edges of pads to conceal and disguise the geometrical shapes of manufactured slopes. 	Project Applicant; Landscape architect	Review and approval of landscaping plans	LACDPW	Prior to recordation of Final Map
<ul style="list-style-type: none"> (PS) Residential structures of lots located atop the highest manufactured slopes, with freeway-oriented rear yards, (lots 483-486, and lots 507-521) shall be sited with minimum front yard setbacks to maximize setbacks from the backyard edges of pads to lessen potential visibility of structure walls. 	Project engineer	Review and approval of building plans	LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> (PS) Lots 18, 29, 30, 42, and 43 shall be deed restricted from any major alteration of the natural topography of the main ridgeline beyond the initial graded pad in order to maintain view of 	Project Applicant	Approval of CC&R's	LACDPW	Prior to issuance of building permit; CC&R's enforcement

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that ridge.				
<ul style="list-style-type: none"> (PS) Residential structures shall be sited, to the extent feasible, so that the side walls lowest in height and/or which exhibit the least massing effect, are oriented in downhill directions; and that roof slopes mirror as closely as feasible the prevailing slope of the prevailing terrain. 	Project engineer; Building contractor	Review and approval of building plans	LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks, walls, and fences. 	Project architect	Review and approval of building plans	LACDPW	Prior to issuance of building permit
<ul style="list-style-type: none"> (PS) Understories and retaining walls higher than six (6) feet shall be in tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted, as may be consistent with fire safety. 	Project architect; Landscape architect	Review and approval of building plans and landscaping plans	LACDPW and LACFD	Prior to issuance of building permit
<ul style="list-style-type: none"> (PS) Project night-lighting for streets, parkways, pedestrian walkways, and other public use areas shall be hooded, directed, and/or of limited heights to minimize night-time light spill-over 	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit

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effects, while meeting public safety concerns.				
<ul style="list-style-type: none"> (PS) Lighting planned for the proposed park near the Spring Canyon road freeway underpass shall be limited to low, directed, and/or hooded lighting of parking areas, activity areas, and walkways sufficient for maintaining security of facilities and assurance of public safety. Tall lighting standards designed to permit night-time group use of park facilities, which could result in glare to the freeway shall not be permitted. 	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit
TRAFFIC & ACCESS				
<p>Implementation of the following mitigation measures will reduce the project individual and cumulative impacts to a less than significant level.</p> <p>Mitigation Measures for Project Impacts- County of Los Angeles:</p>				
<p><u>Soledad Canyon Road and State Route 14 Westbound Ramps</u></p> <ul style="list-style-type: none"> The project developer shall install a traffic signal at this location. The project should be given a credit against fees 	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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paid to the "District" within which this signal has previously been identified.				
<p><u>Soledad Canyon Road and State Route 14 Eastbound Ramps</u></p> <ul style="list-style-type: none"> The project developer shall install a traffic signal at this location. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified. 	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
<p><u>Soledad Canyon Road and Spring Canyon Road:</u></p> <ul style="list-style-type: none"> The project applicant proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed. 	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
<p><u>Soledad Canyon Road (SR-14 to Spring Canyon Road):</u></p> <ul style="list-style-type: none"> In order to fully mitigate the project traffic impacts on this roadway segment, Soledad Canyon Road shall be widened to accommodate a total of 	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
<p>three lanes. A three-lane section of roadway should include one lane in each direction plus a center passing lane that could serve both westbound (in the A.M.) and eastbound (in the P.M.) traffic. This three-lane section has been reviewed and approved by the County as a full-mitigation measure for that segment of Soledad Canyon Road between SR-14 and Spring Canyon Road which is physically restricted due to terrain.</p>				
<p>Mitigation Measures for Cumulative Impacts - County of Los Angeles:</p> <p><u>Soledad Canyon Road and State Route 14 Eastbound On-Off Ramps</u></p> <ul style="list-style-type: none"> The mitigation measure for this location is the restriping within the existing intersection to provide two northbound through lanes in lieu of the single northbound through lane that currently exists. These two lanes shall be carried north of the intersection under the freeway bridge to join two northbound lanes which currently exist. This project shall pay a fair share of the costs of this intersection improvement. 	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<p><u>Soledad Canyon Road (East of Spring Canyon Road)</u></p> <ul style="list-style-type: none"> While the project is not considered to have a "measurable" impact on Soledad Canyon Road east of Spring Canyon Road, cumulative impacts are anticipated for the "existing plus ambient plus project plus related projects" condition. The subject project is within the Route 126 Bridge & Thoroughfare Construction Fee District (District), and is thus required to pay a "fair share" fee to the District to help finance necessary improvements, as determined by the County. The proposed project's share of impacts are 3.4% during the A.M. peak hour, and 7.2% during the P.M. peak hour. 	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map
<p>Mitigation Measures for Project Impacts - City of Santa Clarita:</p> <p><u>Soledad Canyon Road and Sand Canyon Road</u></p> <ul style="list-style-type: none"> The mitigation for this location is identical to the cumulative mitigation measure for this location described below. 	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<p><u>Soledad Canyon Road and State Route 14 Westbound On-Off Ramps East of Sand Canyon Road</u></p> <ul style="list-style-type: none"> The mitigation measure for this location is the installation of dual westbound left turn lanes and protected left turn phasing to replace the current single lane westbound unprotected left turn. <p>This measure shall require removal of the existing bike lane on the north side within the intersection area and restriping within the north barrel of the divided roadway to provide the additional westbound left turn lane while retaining two westbound through lanes.</p>	Project Applicant	Review and approval of detailed striping plan	LACDPW; City of Santa Clarita Transportation & Engineering Services	Prior to recordation of final map
<p>Mitigation Measures for Cumulative Impacts-City of Santa Clarita:</p> <p><u>Soledad Canyon Road and Sand Canyon Road</u></p> <ul style="list-style-type: none"> The mitigation measure for this location is the installation of dual northbound left turn lanes in place of the existing single northbound left turn lane. This modification shall involve restriping within the existing roadway on both the 	Project Applicant	Review and approval of detailed striping plan	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
north and south legs of the intersection. This project shall pay a fair share of the costs of this intersection improvement.				
<ul style="list-style-type: none"> A transit bus stop will be provided on Valley Canyon Road to the satisfaction of the Los Angeles County Dept. of Public Works and the local transit provider, as necessary. 	Project Applicant; Project engineer	Review and approval of building plans	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map
SEWAGE DISPOSAL				
The following standard (S) and project-specific (PS) mitigation measures shall insure that the proposed project's individual and cumulative impacts are less than significant to the Newhall County Water District local sewer system and the County Sanitation District's SCVJSS.				
<ul style="list-style-type: none"> (S) The applicant shall pay the appropriate sewage annexation and connection fees to the Los Angeles County Department of Public Works Water Works and Sewer Maintenance Division prior to sewerage service commencement. 	Project applicant	Issuance of permits from LACDPW	LACDPW, LACSD	Prior to connection to SCVJSS
<ul style="list-style-type: none"> (S) Connection fees shall be paid, as necessary, to the Newhall County Water District for impacts to the local sewer lines that are owned and 	Project applicant	Issuance of permits from Newhall County Water District	Newhall County Water District	Prior to connection to SCVJSS

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
operated by that agency.				
EDUCATION				
The following mitigation measures are required to reduce significant impacts to the Sulphur Springs School District and the William S. Hart Union High School District.				
<ul style="list-style-type: none"> (S) The applicant shall pay Senate Bill (SB) 50 school impact to the William S. Hart Union School District. The total amount of the school impact fees shall be determined at the time of payment, prior to issuance of the building permits. 	Project applicant	Applicant shall submit proof of payment with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
<ul style="list-style-type: none"> (S) The applicant provide a ±9.0-acre, graded elementary school site immediately adjacent to the project site; or shall pay sufficient school impact fees to the Sulphur Springs School District; whichever is agreed to by the District. 	Project applicant	Applicant shall submit proof of payment, or letter from the District regarding the acceptance of the school site with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
SHERIFF PROTECTION				
The following project specific (PS) mitigation measure will be implemented in order to reduce the project-related potential impacts to a level that is less than significant.				

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<ul style="list-style-type: none"> (PS) The applicant shall provide space for a Los Angeles County Sheriff's Department sub-station on the L.A. County Fire station lot that is part of the proposed project design, or other mitigation, if required, to the Sheriff Department's satisfaction. 	Project Applicant	Condition of project approval	LACDRP	Prior to tract map recordation
WATER SERVICES				
Implementation of the following standard (S) mitigation measure will reduce the project's potential individual and cumulative impacts on water service to a less than significant level.				
<ul style="list-style-type: none"> (S) The applicant shall pay connection fees, as necessary, to the satisfaction of the Newhall County Water District. The fees shall be paid prior to water service connection. 	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) The applicant shall participate in any future funding mechanism, as necessary that is identified and implemented as part of the NCWD Master Water Plan for Pinetree Water System. 	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
<ul style="list-style-type: none"> (S) BMP Source Controls – The following BMPs are recommended for the proposed project: 	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during

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MITIGATION MONITORING PROGRAM				
<i>Mitigation Measure</i>	<i>Party Responsible for Mitigation</i>	<i>Monitoring Action</i>	<i>Party Responsible for Monitoring</i>	<i>Monitoring Implementation</i>
<ul style="list-style-type: none"> - Public education/participation activities that make information available to homeowner groups, associations, and municipalities for further distribution to homeowners and businesses. - Construction runoff control activities, such as: <ul style="list-style-type: none"> - Scheduling construction activities so that only small portions of the site, rather than the whole site, are denuded at the same time; - Use of sediment basins to capture stormwater runoff. Sediment is removed and disposed of after construction is complete; - Use of silt fences around construction areas; - Stabilization of areas where construction has temporarily ceased for more than 3 weeks. Stabilization can be accomplished using grass seed and straw mulch; - Collecting and storing all waste materials in lidded dumpsters; - Use of portable sanitation facilities that are regularly serviced; and Stabilization of construction ingress and egress points. Use of rumble strips and daily sweeping at access points to limit movement of sediment from the construction area. 				construction

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<ul style="list-style-type: none"> (S) BMP Treatment Controls – The following BMPs are recommended for the proposed project: <ul style="list-style-type: none"> - Oil/water separators that are designed to remove petroleum compounds and grease. Separators will also remove floating debris and settleable solids. - Biofilters, which are two types: swale and strip. A swale is a vegetated channel that treats concentrated flow. A strip treats sheet flow and is placed parallel to the contributing surface. - Media filtration, which consists of a settling basin followed by a filter. The most common filter medium is sand; some use a peat/sand mixture. - Multiple systems that are a combination of two or more of the preceding controls in a series. 	<p>Project Applicant; Project engineer; construction superintendent</p>	<p>Review and approval of SUSMP</p>	<p>LACDPW</p>	<p>Prior to issuance of grading permit; On-site inspection during construction</p>
<ul style="list-style-type: none"> (PS) Prior to operation of the landscaped park areas and school playing fields, a Management Plan should be prepared that includes an irrigation plan, water usage plan, and chemical management plan. This plan shall include use of modern irrigation systems, use of slow-release chemicals, and incorporation of water quality-related design features to reduce the potential for herbicides and 	<p>On-site park areas - Project Applicant; Project Botanist/biologist; Landscape architect</p> <p>Off-site school site – SSSD</p>	<p>Review and approval of Management plan</p>	<p>On-site park areas – LACDPR & LACDPW</p> <p>Off-site school site – LACDPW</p>	<p>Prior to issuance of occupancy permit</p>

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
fertilizers in storm and irrigation runoff and reduce associated potential effects on open drainages.				
SOLID WASTE				
While the proposed project is not anticipated to have a significant impact on the overall waste-stream, the following standard and project-specific mitigation measures are proposed to insure that project-related impacts remain less than significant.				
<ul style="list-style-type: none"> (S) Future residential developments will participate in the waste reduction plans to be implemented by the County in accordance with the ISWMP. 	Project occupants	County-wide Implementation of the ISWMP, CC&R's	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
<ul style="list-style-type: none"> (S) Removal of hazardous materials or waste from the project site will be conducted by a registered waste hauler. 	Future homeowners	CC&R's	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval
<ul style="list-style-type: none"> (S) New residents will be provided information on household hazardous wastes and the county's household hazardous waste "round-up" program. Homeowners will be required to review and sign a statement indicating that they have been informed of the typical hazardous materials associated with residential uses and that they acknowledge that no household 	Project applicant; Project occupants	Provide information to project residents prior to close of escrow	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
hazardous materials will be disposed of for municipal refuse collection.				
<ul style="list-style-type: none"> (PS) New residents will be provided with information on recycling through local drop-off and/or buyback centers to be provided in the new homebuyers information package at the time of purchase. 	Project Applicant	Provide information to project residents prior to close of escrow	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
<ul style="list-style-type: none"> (PS) Where feasible, recycling containers shall be made available on-site during construction of the project for disposal of recyclable construction waste. 	Project Applicant; Construction contractor	Site inspection	LACDPW	Site inspection during construction
ENVIRONMENTAL SAFETY				
The proposed project may result in a significant impact related to construction and short-term operational impacts. Cumulative impacts are not significant. The following mitigation measures are required to lessen impacts to a less than significant level.				
<ul style="list-style-type: none"> (PS) The applicant shall conduct all construction activities within the easement according to the guidelines and requirements for such activities stipulated by the Southern California Gas Company. 	Project Applicant; Construction/Grading contractors	Onsite Inspections	Southern California Gas Company	Onsite inspection during construction and grading

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<ul style="list-style-type: none"> (S) Weight of heavy construction vehicles used at the project site shall be in compliance with Southern California Gas Company guidelines and requirements for heavy construction vehicles that work in the Southern California Gas Company easement and cross said easement. 	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading
RECREATION				
Implementation of the following project-standard (S) and project specific (PS) mitigation measure will result in a less than significant impact to recreational resources.				
<ul style="list-style-type: none"> (PS) The project shall dedicate approximately 18.0 acres of private parkland (for passive recreation) on-site. 	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
<ul style="list-style-type: none"> (S) The applicant shall pay Quimby fees in the amount of \$149,930. 	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
LIBRARY SERVICES				
Implementation of all of the following standard (S) mitigation measures will bring the project-related individual and cumulative library services impacts to a less than significant level.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
<ul style="list-style-type: none"> (S) The project proponent will comply with mitigation funding requirements that the County of Los Angeles has adopted in order to mitigate the proposed project's impacts to a level that is less than significant. 	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation
<ul style="list-style-type: none"> (S) The Board of Supervisors has adopted a permanent developer fee of \$603.00 for the Santa Clarita Valley. Utilizing this number, total mitigation fees to offset the proposed project's impacts, in terms of space requirements and additional library materials, are estimated at \$326,826. The actual fee amount shall be calculated when the applicant pays this fee, prior to building permit issuance. 	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation

The following reports consisting of 20 pages are the recommendations of the Department of Public Works.

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

- Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
- Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
- Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the County Recorder. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
- In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
- All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

- Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of this Department.
- Place standard Landscape Maintenance District notes on the final map to the satisfaction of the Department.
- Furnish this Department's Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
- A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
- Remove existing structures prior to final approval.
- A final tract map must be processed through the Director of Public Works prior to being filed with County Recorder.
- Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of this Department for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
- If the subdivider intends to file multiple final maps, he must so inform the Advisory Agency at the time the tentative map is filed. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.
- The first unit of this subdivision shall be filed as Tract No. 48086-01, the second unit, Tract No. 48086-02, and the last unit, Tract No. 48086.
- A final guarantee will be required at the time of filing of the final map with the County Recorder.
- Show open space note on the final map and dedicate residential construction rights over the open space lots.

- Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of this Department.
- Dedicate vehicular access rights to streets at rear of double frontages lots.
- Comments/Additional Requirements:

Permission is granted to record for 20-acre parcel map prior to recordation of tract map providing all applicable conditions are met.

Name ^{*HW/for*} Randine M. Ruiz Phone (626) 458-4915 Date 04-10-2000



DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION

TRACT NO. 48086

TENTATIVE MAP DATED March 7, 2000

DRAINAGE CONDITIONS

- Portions of the existing property lying in and adjacent to the natural drainage courses are subject to flood hazard.
- Portions of the existing property are subject to sheet overflow, ponding, and high velocity scouring action.
- Comply with the following requirements to the satisfaction of Director of Public Works prior to the filing of the final map:
 - Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map.
 - Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.
 - A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study shall be approved prior to submittal of improvement plans.
- Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course.
- Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
- Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. Conditions of this permit must be compatible with Department of Public Works maintenance criteria.
- This site is located in Zone "A" per the Federal Flood Insurance Rate Map. The Department of Public Works, Planning Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.
- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.
- Comply with the requirements of the drainage concept/SUSMP approved on June 29, 2000, to the satisfaction of the Department of Public Works.
- Comments/Additional Requirements: The storm drain system incorporates water quality BMP's and will require a Drainage Benefit Assessment to be established prior to tract map recordation.

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GRADING CONDITIONS

- A grading plan and soils report must be submitted and approved prior to approval of the final map.
 - The tentative map shows that proposed slopes will cross lot/parcel lines. For approval of grading plans, these slopes or lot/parcel lines shall be adjusted so that lot/parcel lines are located at the top of the slopes, along the outside edge of the drainage terraces, or at similar locations acceptable for establishment of slope maintenance responsibilities.
- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name Mr. M. Kaye Date 6/29/00 Phone (626) 458-4921

REVIEWER CALLING HOURS
8-9 a.m. & 3-4 p.m. Mon.-Thurs.

County of Los Angeles Department of Public Works
LAND DEVELOPMENT DIVISION
GEOLOGIC REVIEW SHEET
900 S. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 LDMA/Proc. Center
1 Section File
1 Subdivision

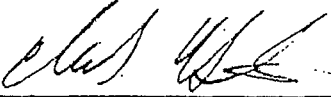
TENTATIVE TRACT/MINOR LAND SUBDIVISION 48086 TENTATIVE MAP DATED 3/7/00 (Revised)
SUBDIVIDER ASL Sanc Canyon, LTD. LOCATION Spring Canyon
ENGINEER LDC
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc. REPORT DATE 5/15/00, 12/17/97, 11/12/97

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading and completion of soils work, corrective grading will be required. The geology and soils report must address, but not be limited to, the potential for debris flow affecting lots 16/17, 29, 42.
- All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- The Soils Engineering review dated 6/1/00 is attached.

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- A geology and/or soils engineering report may be required prior to approval of building or grading plans.
- Geotechnical Recordation Map verification deposit estimate 6 hours.
- Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by  Reviewed by _____ Date 5/31/00
Charles Nestle

The "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works is available on the Internet at the following address:
<http://dpw.co.la.ca.us/med/manual.pdf>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913
Calling hours - Monday through Thursday 8-9 a.m. & 3-4 p.m.

District Office 8.20
Job No. _____
Sheet 1 of 1

Tentative Tract 48086
Location Spring Canyon
Developer/Owner ASL Sand Canyon
Engineer/Architect LDC
Soils Engineer Pacific Soils
Geologist Same as above

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Revised Tentative Map Dated by Regional Planning 3/7/00
Soils/Geologic Addendum Dated 5/15/00

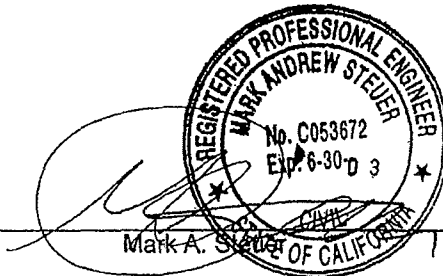
Previous review sheet dated 3/28/00

ACTION:

Tentative Map feasibility is recommended for approval subject to conditions below.

REMARKS:

Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by _____ Date 6/01/00

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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

- The centerlines of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from a 60-foot to a 58-foot right-of-way.
- The minimum centerline radius is 350 feet on all local streets with 40 feet between curbs and on all the streets where grades exceed 10%.
- A minimum centerline curve length of 100-feet shall be maintained on all local streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment should be adjusted so that the proposed BC and EC of the curve through the intersection is set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1500-feet and any curve need not exceed a radius of 3,000-feet.
- Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highway). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.
- Adjust the location of the PRC on "B" Street near lot 154 so that it is either at or outside the BCR of "F" Street.
- The central angles of the right-of-way radius returns shall not differ by more than 10 degrees on local streets.
- Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with General Plan Highways, and 27 feet where all General Plan Highways intersect, or to the satisfaction of this Department.
- Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
- Dedicate right of way 32 feet from centerline on "A" St. except cul-de-sac, "B" St., "H" St., "I" St. from "H" St. to "N" St., "J" St. from Valley Canyon Rd. to "K" St., Spring Canyon Rd., and Valley Canyon Rd.

- Dedicate right of way 30 feet from centerline on "A" St. cul-de-sac, "C" St. from "E" St. to "D" St., "D" St. from "C" St. to "W" St., "E" St. except cul-de-sac, "I" St. from "J" St. to "N" St., "J" St. from "I" St. to "K" St., "J" St. cul-de-sac south of Valley Canyon Rd., "K" St., "L" St. from "K" St. to "M" St., "V" St., "U" St., and "T" St. from "H" St. to "U" St.
- Dedicate right of way 29 feet from centerline on all remaining cul-de-sac streets.
- Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench.
- Provide and install street name signs prior to occupancy of building(s).
- All existing and new utility lines shall be underground to the satisfaction of the Department of Public Works per Section 21.24.400 of Title 21 of the Los Angeles County Code. Please contact Construction Division at (818) 458-3129 for new location of any above ground utility structure in parkway.
- At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is ten percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.
- Provide adequate landing area at a maximum 3% grade on all "tee" intersections to the satisfaction of the Department of Public Works.
- Install postal delivery receptacles in groups to serve two or more residential units.
- Construct drainage improvements and offer easements needed for street drainage or slopes.
- Plant street trees on all streets.
- Construct curb, gutter, base, pavement, and sidewalks on all streets. Modifications to sidewalk locations and grades along Spring Canyon Rd. shall be subject to approval and to the satisfaction of the Department of Public Works.

- Comply with the following street lighting requirements:
 - Provide street lights on concrete poles with underground wiring on all streets and highways.
 - Obtain Street Lighting Section's approval of the street light layout prior to project recordation.
 - The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting is required. Upon tentative map approval, the applicant shall comply with conditions 1, 2, and 3 below in order for the Lighting District to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request Street Lighting Section to commence annexation and/or levy of assessment proceedings.
 - (2) Provide business/property owner's names, mailing addresses, site address, and Assessor Parcel Number(s) of territory to be developed to the Street Lighting Section.
 - (3) Submit legal description and/or map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to Street Lighting Section. Contact the Street Lighting Section for legal description and/or map requirements at (626) 458-5926.
 - For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to public Works approved plans and energized for at least one year as of July 1st of the current year.

Note that the annexation and/or assessment balloting process takes approximately three to four months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation.

Please contact Street Lighting Section at (626) 458-5926 for information on the annexation and levy of assessment process or for questions regarding any of the above.

- Construct curb return and offsite pavement transitions at the intersection of Spring Canyon Road and Soledad Canyon Road to the satisfaction of the Department of Public Works.
- Offsite improvements are required. It shall be the sole responsibility of the developer to acquire the necessary right-of-way and/or easements.
- Provide 64 feet of offsite full street right of way or easement and construct full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on Valley Canyon Rd. including the offsite portions fronting the subdivision to the satisfaction of the Department of Public Works.
- Provide 64 feet of offsite full street right of way or easement and construct offsite full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on the portion of Valley Canyon Rd. future street within Tract 36943 joining existing improvements in Tract 36943 to the satisfaction of the Department of Public Works.
- Provide 64 feet of offsite full street right of way or easement and construct full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on Spring Canyon Rd. in the vicinity of Valley Canyon Rd. to the satisfaction of the Department of Public Works.
- Provide offsite street right of way or easement and construct full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on Spring Canyon Rd. joining Soledad Canyon Rd. to the satisfaction of the Department of Public Works. Modified street cross section must be approved by the Department of Public Works.
- Construct roadside barriers (if needed) at locations to the satisfaction of the Department of Public Works.
- Design the intersection of Spring Canyon Rd. with Soledad Canyon Rd. to provide a 60 mph sight distance (vertical and horizontal) from the local street. Provide 650 feet of sight distance on Soledad Canyon Rd. from Spring Canyon Rd. based on its 60 mph design speed. Additional right of way or airspace easement dedication and/or grading may be required.

- Provide intersection sight distance commensurate with a design speed of 40 mph (415 feet) on "A" St. from "B" St. (northerly direction), "H" St. (southerly direction), and from "V" St.; on "B" St. from "F" St. (southerly direction) and from "Z" St. (southerly to intersection with "A" St.); on "I" St. from "N" St.; on Spring Canyon Rd. from "H" St. (southerly direction); and on Valley Canyon Rd. from "A" St. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required.
- Provide intersection sight distance commensurate with a design speed of 30 mph (310 feet) on "E" St. from "C" St.; "J" St. from "I" St. (southerly direction); "V" St. from "S" St. (southerly direction); and on "T" St. from "U" St. (northerly direction.) Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required.
- Provide adequate sight distance for 25 mph (260 feet) on "L" St. from "M" St. Line of sight shall be within right of way or airspace easement be dedicated to the satisfaction of this Department.
- Provide stopping sight distance commensurate with a design speed of 30 mph along all points of the 375 foot curve on "E" St. in the vicinity of lots 116 through 125. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required.
- Permission is granted for street grades up to 12% on "B" St., "I" St., and the offsite portion of Valley Canyon Rd. within Tract 36943, and 11.5% on "E" St. only at locations to the satisfaction of the Department of Public Works.
- Permission is granted to vacate excess right-of-way on Valley Canyon Rd. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
- Provide signing and striping on Spring Canyon Rd. and Soledad Canyon Rd. to the satisfaction of the Department of Public Works.
- Prior to final map approval, pay the fees established by the Board of Supervisors for the Route 126 Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$4,800.00 per factored unit and is subject to change.

- Comply with the mitigation measures recommended by our Traffic and Lighting Division as indicated on the attached letter dated June 26, 2000 and memorandum dated December 23, 1999 to the satisfaction of the Department of Public Works. If these measures including the installation of signals are subsequently incorporated as district improvements into the Route 126 Bridge and Major Thoroughfare Construction Fee District, then the amount and eligibility for a credit against your District obligation may be given if approved by the Department of Public Works.
- Construct additional pavement and transitions on Soledad Canyon Rd. to provide a striped left-turn lane at Spring Canyon Rd. to the satisfaction of the Department of Public Works.
- Provide a geometric plan on Spring Canyon Road between Soledad Canyon Rd. and Valley Canyon Rd. that adequately addresses required roadway width and transitions to the satisfaction of the Department of Public Works.
- Permission is granted to record 20-acre parcel map prior to recordation of tract map providing private and future right of ways are offered and slope easements are dedicated on all streets to the satisfaction of the Department of Public Works.
- A deposit is required to review documents and plans for final map clearance.

Name Randine M. Ruiz ^{HW/for} Phone (626) 458-4915 Date Rev. 07-05-2000

June 26, 2000

Mr. Steve Hunter
Vice President
Land Design Consultant, Inc.
225 South Lake Avenue, Suite 600
Pasadena, CA 91101-3005

Dear Mr. Hunter:

**ROADWAY PHOTO EXHIBIT (MARCH 2000)
SHADOW PINES PROJECT
VESTING TENTATIVE TRACT MAP 48086
PINETREE AREA**

We have reviewed the above-mentioned document for the proposed Project. This document was prepared in response to Public Works' comments dated December 23, 1999 (copy enclosed), regarding the feasibility of adding a second westbound through lane on Soledad Canyon Road.

We agree the widening of Soledad Canyon Road with a second through lane in the westbound direction from State Route 14 northbound ramps to Spring Canyon Road is feasible. The project should contribute its fair share of 45.4 percent toward this improvement. All the other recommendations in our December 23, 1999, memo are still valid and applicable to this Project.

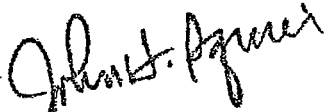
VC

Steve Hunter
June 26, 2000
Page 2

If you have any questions, please contact Mr. Suen Fei Lau of our Traffic Studies Section at (626) 458-5909.

Very truly yours,

HARRY W. STONE
Director of Public Works



JOHN H. SQUIER
Assistant Deputy Director
Traffic and Lighting Division

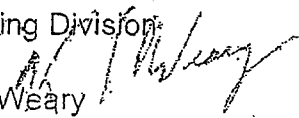
VC:ym
SHADOWP

Enc.

bc: Brian T. Sasaki
Land Development (Ruiz)

December 23, 1999

TO: Dave Yamahara
Planning Division

FROM: K. E. Weary 
Traffic and Lighting Division

**TRAFFIC IMPACT STUDY (OCTOBER 4, 1999)
SHADOW PINES PROJECT
VESTING TENTATIVE TRACT MAP 48086
PINETREE AREA**

As requested, we have reviewed the Traffic Impact Study prepared by the traffic consultant for the Project. The proposed Project is located north of Soledad Canyon Road at Spring Canyon Road in the unincorporated area of Los Angeles County. This memo supersedes our December 6, 1999, memo (copy attached). The changes are highlighted on the bottom of page 2 of this memo in bold font.

The proposed Project consists of the development of 546 single-family residential units, three open space lots, one fire station lot, a sheriff substation lot, two park site lots, and a 9-acre elementary school. The main access to the Project site is via Spring Canyon Road and two internal roadway connections (Valley Canyon Road and "E" Street), which would link the Project to Tentative Tract 36943, a residential development located immediately to the west of the Project site. The Project, at its build out in the Year 2005, is estimated to generate approximately 6,055 vehicle trips per day and 630 and 550 vehicle trips during the a.m. and p.m. peak hours, respectively. We agree with the study that the proposed fire station, sheriff substation, and elementary school generate negligible trips during the p.m. peak-hour of traffic on adjacent roadways.

In order to complete our review, a site plan showing the site accesses and interior circulation should be submitted to Public Works for review and approval.

We recommend the following mitigation measures be the sole responsibility of the Project the issuance of building permit should be withheld until these improvements are in place:

Spring Canyon Road/Soledad Canyon Road

- Modify the north approach to provide one shared left-right-turn lane and one exclusive right-turn lane.

- Provide sufficient pavement on Soledad Canyon Road to provide on the east approach one through lane and one shared through/right-turn lane, and on the west approach, a left-turn lane and one through lane.
- Pay the entire cost for the installation of the traffic signals. Traffic signals should only be installed when actual traffic conditions warrant the signals.
- Install a crosswalk on the east side of the intersection rather than on the west side to avoid heavy dual-lane right-turn vehicle movements in conflict with pedestrian movements.
- Detailed striping and signal plans for these improvements should be prepared and submitted to Public Works for review and approval.

Spring Canyon Road

- A minimum lane width of 18 feet should be provided from north of the Antelope Valley Freeway (SR-14) overpass columns to Valley Canyon Road for disabled vehicle refuge.
- Any grade change in pedestrian sidewalk must comply with the Americans with Disabilities Act.
- Seventeen feet of vertical clearance should be provided at the SR-14 overpass and Spring Canyon Road.
- Detailed striping, signage, and signal plans for these improvements should be prepared and submitted to Public Works and to the State of California Department of Transportation (Caltrans) for review and approval.

The cumulative traffic of the proposed Project along with other related projects will cause significant impacts to the following County intersections and roadways. The Project should contribute its proportionate share of the cost of the following mitigation measures.

Soledad Canyon Road

- Soledad Canyon Road from SR-14 northbound ramps to Spring Canyon Road will operate at an unacceptable Level of Service of F during the a.m. peak-hour with the addition of the cumulative traffic of the Project and other related projects. **A second through lane in the westbound direction is needed to mitigate the**

cumulative traffic impact. Because of various constraints surrounding Soledad Canyon Road, implementation of this mitigation measure may be difficult or infeasible. We recommend the subdivider analyze the engineering feasibility of adding the westbound lane and submit a report to this Department for review. Should the proposed widening prove infeasible, the cumulative impact on Soledad Canyon Road may be unmitigable.

- SR-14 Northbound Ramps/Soledad Canyon Road

Widen and modify the east approach of Soledad Canyon Road to provide two through lanes and one exclusive right-turn lane (add one westbound through lane).

- Contribute to the installation of traffic signals at the following intersections:

SR-14 Southbound Ramps/Soledad Canyon Road

SR-14 Northbound Ramps/Soledad Canyon Road

- The developer is responsible for determining the Project's pro-rata share and submitting this information to the Public Works for review and approval. Traffic signals should only be installed when actual traffic conditions warrant the signals.

The Project is within the Route 126 Bridge and Major Thoroughfare (B&T) Construction Fee District. The Project should contribute its fair share of the B&T District fee. If any of the above mitigation measures are identified as District improvements, they may be eligible for a credit against the Projects' obligations subject to the approval of the Director of Public Works.

City of Santa Clarita

The study also analyzed the following intersections, which are within the jurisdiction of the City of Santa Clarita.

- Shadow Pines Boulevard/Soledad Canyon Road
- SR-14 Southbound Off-Ramps east of Sand Canyon Road/Soledad Canyon Road
- Sand Canyon Road/Soledad Canyon Road
- Oak Spring Canyon Road/Soledad Canyon Road
- Flowerpark Drive/Soledad Canyon Road
- Poppy Meadow Street/Soledad Canyon Road

Dave Yamahara
December 23, 1999
Page 4

Based on the study traffic signal installations are warranted at the intersections of Soledad Canyon Road at Oak Spring Canyon Road, at Flowerpark Drive with preproject (existing), and at Poppy Meadow Street with preproject (existing plus ambient) traffic conditions.

Based on using the County's significant impact criteria, the cumulative traffic of the Project and other related projects will have significant traffic impact at the following intersections. The following mitigation measures are necessary to mitigate the Project's significant traffic impact.

SR-14 Southbound Off-Ramps East of Sand Canyon Road/Soledad Canyon Road

- Add a westbound left-turn lane.

Sand Canyon Road/Soledad Canyon Road

- The proposed mitigation measure of adding a northbound left-turn lane will not fully mitigate the Project impact.

In as much as these intersections are within the jurisdiction of the City of Santa Clarita, we recommend the City review the study and this memo for any significant impact/mitigation within its jurisdiction. We also recommend Caltrans review this Project for any significant impacts/mitigations within its jurisdiction.

The Project will not significantly impact a Congestion Management Program route or intersection.

If you have any questions, please contact Suen Fei Lau of our Traffic Studies Section at Extension 5909.

VC:lg
T-2/TT48086

Attach.

cc: Brian T. Sasaki
Land Development

lg
SF 12.23
[Signature]

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

- The subdivider shall install and dedicate main line sewers and serve each lot/parcel/building with a separate house lateral or have approved and bonded sewer plans on file with this Department.
- The subdivider shall submit an area study to this Department to determine capacity is available in the sewerage system to be used as the outlet for the sewers in this land division. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of this Department.
- The subdivider shall send a print of the land division map to the County Sanitation District, with a request for annexation. Such annexation must be assured in writing.
- Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
- Offsite improvements are tentatively required.
- Easements are tentatively required, subject to review by this Department to determine the final locations and requirements.
- The subdivider shall obtain outlet approval from the Newhall County Water District.
- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

HW/for

Name Randine M. Ruiz Phone (626) 458-4915 Date 04-03-2000

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

- A water system with appurtenant facilities to serve all lots/parcels/buildings in the land division must be provided. The system shall include fire hydrants of the type and location as determined by the Forester and Fire Warden. The water mains shall be sized to accommodate the total domestic and fire flows.
- There shall be filed with this Department a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot/parcel.
- Offsite improvements are tentatively required.
- Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of this Department.
- Submit landscape and irrigation plans for each lot/parcel in the land division, with landscape area greater than 2500 square feet, in accordance with the recently adopted Water Efficient Landscape Ordinance.
- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name ^{*HW/for*} Randine M. Ruiz

Phone (626) 458-4915

Date 04-03-2000



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 48086 Map Date March 7, 2000

C.U.P. 90-115 Vicinity Newhall

- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.
- Contact the Planning Section within the Fire Department to verify if a Fire Station will be required to adequately serve the proposed development. Contact (323) 881-2404.

Comments: Letter of confirmation of proposed fire station location received, June 17, 1997. Flag lot driveways as shown on the tentative map indicate the minimum required width of pavement, if such structures as fences, block walls or landscaping are to be provided additional dedicated flag width shall be indicated on map. If said items will not be provided a restriction in the CCR's shall be provided, submit copy prior to final map approval.

By Inspector: Janna Masi Date July 28, 2000

Water, Subdivision & Access Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-4129



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 48086 Tentative Map Date March 7, 2000

Revised Report

- Checkboxes for fire flow requirements, hydrant specifications, and installation conditions.

Comments: Commercial lots shall provide 5000 gpm for 5 hour duration over and above the daily demand. 3 hydrants flowing simultaneously may be used to obtain the required fire flow.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations.

By Inspector Janna Masi Date July 28, 2000



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT**



Tentative Map #	48086	DRP Map Date: 03/07/2000	SMC Date: / /	Report Date: 07/17/2000
Park Planning Area #	43B	AGUA DULCE / ACTON		

Total Units = Proposed Units + Exempt Units

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

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

The specific determination of how the park obligation will be satisfied will be made by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	5.17
IN-LIEU FEES:	\$149,930

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$149,930 in-lieu fees.

Trails:

No trails.

For further information contact Patrocenia T. Sobrepena, Department of Parks and Recreation, 433 South Vermont Avenue, Los Angeles, California, 90020, (213) 738-2986.

For information on Hiking and Equestrian Trail requirements contact Jim McCarthy, Trail Coordinator at (213) 738-2972.

By:


James Barber, Advanced Planning Section Head

July 17, 2000 16:40:29
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	48086	DRP Map Date:03/07/2000	SMC Date: / /	Report Date: 07/17/2000
Park Planning Area #	43B	AGUA DULCE / ACTON		

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

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (D) \text{ dwelling} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{AFMV/Acre} = \text{In-Lieu Base Fee}$$

- Where:
- P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
 - Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
 - D = Total approved number of Dwelling Units.
 - X = Local park space obligation expressed in terms of acres.
 - AFMV/Acre = Average Fair Marketed Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People	Goal Acres/1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.18	0.0030	542	5.17
M.F. < 5 Units	2.17	0.0030	0	0.00
M.F. >= 5 Units	2.12	0.0030	0	0.00
Mobile Units	2.42	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				5.17

Park Planning Area = 43B AGUA DULCE / ACTON

Goal	Acre Obligation	AFMV/Acre	In-Lieu Base Fee
@(0.0030)	5.17	\$29,000	\$149,930

Code	Provided Space	Provided Acres	Credit (PG)	Acre Credit	Link
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Credit	Priv. Land Credit	Net Obligation	AFMV/Acre	In-Lieu Fee Due
5.17	0.00	0.00	5.17	\$29,000	\$149,930

LOS ANGELES COUNTY DEPARTMENT OF HEALTH SERVICES

TRACT NO. 48086

TENTATIVE MAP DATE: 3/7/00

VICINITY Selena

Approved on the condition that sanitary sewers be installed and used as the method of sewage disposal.

The owner's statement indicates that domestic water will be supplied by Washburn County Water District

___ The Los Angeles County Department of Health Services has no objection to the approval of Proposed Tract No. _____ on condition that the subdivider notify the State of California, Division of Real Estate that:

- ___ a. Sanitary sewers are not available and the tract will be dependent upon the use of individual, private sewage disposal systems.
- ___ b. The private sewage disposal systems will be installed in compliance with Los Angeles County Health Codes and Building and Safety Codes.
- ___ c. If, because of future grading, or for any other reason, it is found that the requirements of the Plumbing Code cannot be met on certain lots, the Los Angeles County Department of Health Services will recommend that no building permit be issued for the construction of homes on such lots.
- ___ d. The usage of the lots may be limited by the size and type of sewage systems that can legally be installed.
- ___ e. The owner's statement indicates that domestic water will be supplied by _____

___ The Los Angeles County Department of Health Services has no objection to the approval of the tentative map of this tract. However, it must be understood that the method of sewage disposal has not yet been determined nor approved.

___ Until we have approved the method of sewage disposal, we shall be unable to approve the final tract map.

___ We shall ask Department of Public Works to withhold occupancy of buildings within the tract until they have been connected to the sanitary sewer.

___ The owner's statement indicates that a sewage treatment plant will be constructed to serve Proposed Tract No. _____.

___ We have no objection to the approval of the tentative map; however, plans and specifications of the proposed treatment plant and disposal facilities must be submitted to legally interested governmental agencies for approval.

___ We shall be unable to approve the final map until we have evidence that these approvals have been given.

___ A legal entity shall be established to assume responsibility and authority to maintain jointly owned facilities in a clean and sanitary manner at all times.

___ Approval of the method of sewage disposal is contingent upon the approval by the California Regional Water Quality Control Board _____ Region.

___ The subdivider shall obtain a permit and approval from the Los Angeles County Department of Health Services for the destruction or construction of any water well on this property. In the event the well is to be maintained for future use, the well shall be protected from flooding or contamination or such protection which the Health Officer determines to be adequate.

___ Comments:

BY: de B...
(323) 481-4146

DATE: 4/10/00

CONDITIONS:

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances), Conditional Use Permit No. 96-044 and Oak Tree Permit No. 96-044.
2. Except as otherwise specified in these conditions or by Conditional use Permit No. 96-044, conform to the lot area requirements of the R-1-6000, R-1-7000, R-1-8000, R-1-10000, R-1-15000 and R-1-20000 zones.
3. In accordance with Conditional Use Permit No. 96-044, this land division is approved as a density controlled development in which the areas of the proposed lots may be averaged to conform to the minimum lot area requirements of the various zones as stated in Condition No. 2. If multiple final maps are recorded, the average area of all lots shown on each final map, or each final map and all previously recorded final maps, shall comply with the minimum lot area requirements of the various zones as stated in Condition No. 2.
4. Recordation of the final map is contingent upon the Board of Supervisors:
 - a. adopting Sub-plan Amendment No. 96-044 amending the Countywide General Plan from Non-urban to Low Density Residential on 161.9 acres and to amend the Santa Clarita Valley Areawide General Plan from Non-urban 2 (N2) and Hillside Management to Urban 1 (U1) on 161.9 acres.
 - b. the effectuation of an ordinance changing the zoning of the property from A-2-1 to R-1-6000, R-1-7000, R-1-8000, R-1-10000, R-1-15000 and R-1-20000.
5. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
6. Provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting

on the knuckles and cul-de-sacs and at least 50 feet of street frontage on all other lots, except on flag lots.

7. Flag lots shall have fee access strips of at least 10 feet in width where contiguous to other strips and 15 feet where not contiguous to other strips. In cases where there are hillside slopes or footings for walls or planters adjacent to the access strips, the width of the access strips shall be sufficient to accommodate the full width of the required driveway paving.
8. Provide reciprocal easements over the multiple access strips for the benefit of the lots served. Submit a letter agreeing to record the easements in documents when the lots are sold.
9. Label all common driveways as "Private Driveway - Fire Lane" on the final map.
10. Construct or bond with the Department of Public Works for driveway paving on the flag lots from the street to the building pads as follows:
 - 15 feet in width where serving one residence or 20 feet in width where the driveway is 150 feet in length;
 - 20 feet in width where serving two residences; and
 - 24 feet in width where serving three residences.
11. Post the driveways "No Parking" and provide for continuous enforcement of this restriction in the project's CC&R's.
12. Provide for the maintenance of the common driveways through a maintenance agreement by the owners of the lots being served. Submit a copy of the agreement to be recorded to the Department of Regional Planning.
13. Dedicate complete access rights on the following lots with double street frontages:
 - a. Lots 5 and 6 directly to Valley Canyon Road;

- b. Lots 1 through 5 directly to "A" Street;
 - c. Lots 499 through 509 directly to Spring Canyon Road;
 - d. Lots 486 through 490 directly to "J" Street; and
 - e. Lots 432 through 443 and Lot 466 directly to "I" Street.
14. Construct a free standing masonry wall not less than five feet high along and within one foot (1') of the rear or sides of lots abutting the streets as indicated in Condition No. 13. The wall to be constructed shall conform to the Department of Public Works Standard Plan 6005-0.

Prior to submitting final maps, submit to the Regional Planning Department a copy of the approved Grading Plan for final determination of the design of this structure. Alternate structure designs and locations may be accepted if unusual topographic features or subdivision design warrant special treatment. In such cases consideration will be given to maintenance and aesthetics. Where a wall is relocated to the top of a slope, a slough wall may also be required.

In all cases where grading or natural conditions result in the pad or building site elevations being above the elevation of the abutting highway, the required wall shall be retaining. A wrought iron fence may be constructed on top of the retaining wall to satisfy the minimum height requirement provided the wall is constructed to a minimum height of three feet and masonry pilasters spaced 50 feet maximum on center are constructed to the full height of the structure. The height of the total structure shall not be less than five feet above grade on the highway side and not less than three feet six inches on the side facing the abutting lot.

If the wall or combination wrought iron fence and retaining wall is to be constructed subsequent to the recordation of this tract map, file a faithful performance bond and agreement with the Department of Public Works, ensuring its construction prior to sale of lots or occupancy of homes constructed thereon. The penal sum shall be determined by the Department of Public Works.

15. Provide for the ownership of the open space lots (Lots 546, 547 and 548).
16. Provide for the maintenance of the open space lots through a homeowners' association or a landscape maintenance district.
17. Permission is granted to create additional open space lots to the satisfaction of the Department of Regional Planning.
18. Dedicate the Sheriff Sub-station lot (Lot 543) and Fire Station lot (Lot 544) to a public agency.
19. Permission is granted to vacate the excess right-of-way on Valley Canyon Road and include the vacated portion in Lots 544 (Fire Station) and Lot 548 (open space).
20. Permission is granted to construct the alternate street cross section on the street in the subdivision to the satisfaction of the Department of Public Works.
21. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of more than 1 residence and accessory structures on lots having twice the required area.
22. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract covenants which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be recorded to the Department of Regional Planning.
23. A maximum of 300 units may record until a second means of street access is physically constructed to the satisfaction of the Department of Public Works, Department of Regional Planning and Fire Department.
24. Construct full street improvements on Valley Canyon Road (off-site) to join with improvements in Tract Map No. 36943 to the satisfaction of the Department of Public Works.

25. Permission is granted to file a parcel map over the property as the first unit final map, provided all lots contain minimum lot areas of 20 acres and all applicable conditions are met to the satisfaction of the Department of Public Works and Department of Regional Planning.
26. Permission is granted to record multiple final maps. The boundaries of the unit final maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each final map to record shall comply on its own, or in combination with previously recorded maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit No. 96-044. Prior to clearance of each final map submit the following:
 - a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final maps and the expected boundaries and phasing of all future final maps; and
 - b. A summary sheet indicating the number and type of all lots shown on the current and previous final maps.
27. In order to defray the cost of wildlife protection and management, the applicant may be responsible for the payment of certain appropriate fees established by the California Department of Fish and Game and the Los Angeles County Clerk. No land use project subject to this requirement is final, vested or operative until the fee is paid.
28. Prior to the issuance of building permits, the subdivider shall pay a fee of \$603.00 per dwelling unit to the County of Los Angeles Public Library, as this project's contribution to the library fee for mitigating impacts on the library system in the Santa Clarita Valley area.
29. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul

this tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

30. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional fund to bring the balance up to the amount of initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by subdivider according to Los Angeles County Code Section 2.170.010.

Except as modified hereinabove, this approval is subject to all those conditions set forth in the attached reports.



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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MARY C. WICKHAM
County Counsel

June 25, 2019

ADOPTED

BOARD OF SUPERVISORS TDD
COUNTY OF LOS ANGELES (213) 633-0901

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

21 JUNE 25, 2019 Agenda No. 5
03/26/19

CELIA ZAVALA
EXECUTIVE OFFICER

Re: **PROJECT NO. 96-044-(5)**
FOURTH AMENDMENT TO VESTING TENTATIVE TRACT
MAP NO. 48086-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced Project related to the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5) ("Amendment"). The Amendment adjusts the sequencing of compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, parks and trails improvements, and landscaping installation. The Amendment also clarifies which parties are responsible for implementation and approval of mitigation measures and adds conditions to address climate change considerations. The Project is located adjacent to the Antelope Valley Freeway near Soledad Canyon Road in the Soledad Zoned District. Raintree Investment Corporation applied for the Amendment. Project approval also includes approval of the environmental review document. At the completion of the hearing, you indicated an intent to deny the appeal and approve the amended Project. Enclosed are findings and conditions for your consideration.

Very truly yours,

MARY C. WICKHAM
County Counsel

By

JILL JONES
Senior Deputy County Counsel
Property Division

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

JJ:ss
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Celia Zavala, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 96-044-(5)
FOURTH AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") held a duly-noticed public hearing on March 26, 2019, in the matter of Project No. 96-044-(5), consisting of a fourth amendment ("Amendment") to Vesting Tentative Tract Map No. 48086-(5) ("Vesting Map") and Addendum to the Environmental Impact Report ("Addendum") associated with Environmental Assessment No. RPPL 2018004166 (collectively, the "Project Amendment"). The County Regional Planning Commission ("Commission") previously approved the Project Amendment at a duly-noticed public hearing on January 9, 2019. The Project Amendment approval was appealed to the Board on January 21, 2019 by Lynne Plambeck representing the Santa Clarita Organization for Planning and the Environment ("Appellant").
2. The subdivider, Raintree Investment Corporation ("Subdivider"), requests the Amendment to the Vesting Map, pursuant to Section 21.38.010 of the Los Angeles County Code ("County Code"), to adjust the sequencing of compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, parks and trails improvements, as well as landscaping installation. The Amendment also clarifies which parties are responsible for implementation and approval of mitigation measures and adds conditions to address climate change considerations.
3. On August 3, 2004, at a duly-noticed public hearing, the Board approved the Vesting Map, Plan Amendment No. 96-044, Zone Change Number 96-044, Conditional Use Permit ("CUP") No. 96-044, Oak Tree Permit Number 96-044, and certified the final Environmental Impact Report ("EIR") and adopted Findings of Statement of Overriding Consideration and incorporated the Mitigation Monitoring and Reporting Program into the conditions of approval (collectively, the "Project"). These approved entitlements authorized creation of a clustered hillside residential development of 492 single-family residence lots, a fire station site, a Sheriff substation site, 3 private park lots and 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot on a total of 548.1 acres. Previous amendments to the Project authorized changes including relocation of the school site, adjustment of lot lines and lot configurations, redesign of a park site, street pattern revisions, relocation of a water reservoir, drainage facilities and desilting basin changes, wildlife corridor changes, street section changes for added retaining walls, addition of a sewer lift station, stream course protection changes, grading changes, and clarified language to conditions of approval and mitigation measures.
4. The Project site is located north of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District ("Project Site"). The irregularly-shaped property is

vacant and undeveloped, in a mostly natural condition, with level to hilly and steeply- sloping topography.

5. The Project Site is located within the Urban Residential ("H2") land use category of the 2012 Santa Clarita Valley Area Plan ("Community Plan"). Residential development is permitted within the H2 land use category. The Project Site is located within Zone R-1-6,000 (Single-family Residential, 6,000 Square Feet Minimum Required Area), Zone R-1-7,000 (Single-family Residential, 7,000 Square Feet Minimum Required Area), Zone R-1-8,000 (Single-family Residential, 8,000 Square Feet Minimum Required Area), Zone R-1-10,000 (Single-family Residential, 10,000 Square Feet Minimum Required Area), Zone R-1-15,000 (Single-family Residential, 15,000 Square Feet Minimum Required Area), Zone R-1-20,000 (Single-family Residential, 20,000 Square Feet Minimum Required Area), and Zone A-2 (Heavy Agricultural).
6. Surrounding zoning within a 500-foot radius of the Project Site includes:
 - North: Zone A-2-1 (Heavy Agricultural, One Acre Minimum Required Area);
 - South: Zone A-2-1;
 - East: Zone A-2-1; and
 - West: Zones A-1-1 (Light Agricultural, One Acre Minimum Required Area), R-1-11,000 (Single-Family Residential, 11,000 Square Feet Minimum Required Area), and the City of Santa Clarita.
7. Surrounding land uses within a 500-foot radius of the Project Site include:
 - North: Single-family residences and undeveloped land;
 - South: Antelope Valley Freeway;
 - East: Mineral processing; and
 - West: Single-family residences.
8. Prior to the Department of Regional Planning ("Regional Planning") Hearing Officer's ("Hearing Officer") duly-noticed public hearing on the Amendment, an Addendum to the EIR associated with Environmental Assessment No. RPPL 2018004166 for the Amendment was prepared in compliance with the California Environmental Quality Act (Pub. Res. Code § 21000 et seq.) ("CEQA"), the State CEQA Guidelines (Cal. Code Regs., Tit. 14, § 15000 et seq.) ("State CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines for the County.
9. On September 18, 2018, at a duly-noticed public hearing, the Hearing Officer considered the Amendment and associated Addendum. The Hearing Officer moved to continue the matter to October 16, 2018, requesting additional time to review the County Subdivision Committee reports and recommendations for conditions of approval. The County Subdivision Committee, which consists of representatives of the County Departments of Regional Planning, Public Works,

Fire, Parks and Recreation, and Public Health, reviewed the Project and cleared it for public hearing.

10. On October 16, 2018, at the continued public hearing, Regional Planning staff ("Staff") recommended approval of the Project Amendment, subject to the conditions of approval and clarified mitigation measures.

Subdivider addressed the Hearing Officer with information to show why the Amendment was needed to adjust the timing of implementation of the conditions of approval and mitigation measures.

A member of the public expressed concerns that the Addendum comment period did not afford the public a reasonable amount of time to consider the proposed Amendment.

The Hearing Officer questioned whether or not the proposed Project Amendment changes would permit the County to receive the same mitigation for impacts that was intended with the original Project approval and continued the public hearing to November 6, 2018, to allow Subdivider and Staff adequate time to respond.

11. On November 6, 2018, at the continued public hearing, Staff's report addressed the Hearing Officer's concerns by indicating that the proposed conditions of approval and clarified mitigation measures were consistent with the original Project.

The Hearing Officer approved the Addendum, certifying that it had been completed in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, and approved the Amendment, subject to the recommendations and conditions of approval submitted by the County Subdivision Committee.

12. Appellant timely filed an appeal with the Commission asserting that the proper level of environmental review had not been conducted.

13. On January 9, 2019, at the duly-noticed public hearing, the Commission heard presentations from Staff, Subdivider, and Appellant.

Appellant was represented by two speakers that voiced their concerns over greenhouse gas emissions, water availability for the Project, and the limited response by the County to the previously-approved Project's environmental impacts. Appellant felt there should have been a longer public comment period for the Addendum that was less proximate to the public hearing date. Appellant also argued that the entitlement sought, a Map Amendment, was not appropriate. Appellant argued this should have been processed as a Revised Map, which would have allowed for a broader scope of review from the Commission.

Subdivider informed the Commission of the Project status and the anticipated next steps of final map recordation. Subdivider also answered questions from the Commission.

Staff clarified that the Project Amendment was appropriate as this approval sought only to implement minor changes in implementation of the Vesting Map. The Commissioners inquired as to low and moderate housing requirements, and County Counsel informed the Commission that such considerations were outside the limited purview of the Project Amendment before them.

After closing the item's public hearing, the Commission discussed the merit of a continuance to review additional materials received the morning of the public hearing. The Commission decided there was no reason to continue the item and the Commission denied the appeal, thus upholding the Project Amendment approval.

14. On January 21, 2019, pursuant to County Code Section 22.240.010, Appellant filed an appeal with the Board.
15. On March 26, 2019, at a duly-noticed public hearing, the Board considered the appeal. The Board heard testimony from Subdivider, Appellant, and several members of the public. The public comments were aligned in commending the fact that after the Commission hearing, Subdivider worked with Appellant and agreed to incorporate project design features to address Appellant's concerns about greenhouse gas emissions. The Board then indicated its intent to approve the Addendum and Amendment, subject to the conditions of approval, which would include the project design features.
16. The Board finds that the Subdivision Map Act defers to local jurisdictions regarding procedures for amendments to tentatively approved maps, prior to the recordation of a final map.
17. The Board finds that Regional Planning has developed procedures for the processing of amendment map requests and that amendment requests may authorize minor modifications to tentatively approved maps.
18. The Board finds that Subdivider's Amendment, as conditioned, reduces the Project's potential environmental impacts.
19. The Board finds that Staff's review is limited to the Addendum and Amendment.
20. The Board finds that the requested adjustments and sequencing changes are in keeping with the intent of the original tentative approval and are necessary for Project implementation.
21. The Board finds that the Project is consistent with the applicable regulations of the County Code.

22. The Board finds that the Project Amendment is consistent with the Community Plan, because the Amendment does not alter Project elements which are consistent with the applicable land use designations and the Community Plan's policies.
23. The Board finds that it is appropriate to require the filing of a modification or elimination of conditions, pursuant to County Code Section 22.236, to ensure that the related CUP No. 96-044 is consistent with the conditions of approval for the 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.
24. The Board finds that the adjustment to the timing of the required Sulphur Springs School District consultation with the County's Traffic and Lighting Division of the Department of Public Works ("Public Works") is necessary, prior to issuance of building permits for the development of the school site.
25. The Board finds that the naming of Stonecrest Road is consistent with the current proposal for street naming, and the previously-approved Project and the associated third amendment, approved on October 2, 2012.
26. The Board finds that Ordinance Number 82-0050, Section 21.32.200 of the County Code, applies to the Project, thus Subdivider will contribute 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.
27. The Board finds that it is reasonable to augment the Soledad Canyon Road Speed Advisory Study by requiring findings and recommendations to be reviewed and approved, prior to final map recordation, given that results could impact depictions to be recorded.
28. The Board finds that detailed striping and signal plans for Soledad Canyon Road improvements shall be filed prior to building permit issuance, so as to be prepared for construction, development, and improvement of the area.
29. The Board finds that requiring installation of Soledad Canyon Road improvements prior to issuance of the first certificate of occupancy is necessary.
30. The Board finds that because the final maps and all proposed lots are anticipated to record simultaneously, it is appropriate to require completion of the proposed active park prior to the issuance of the building permit for the 213th residential dwelling unit.
31. The Board finds that because the final maps and all proposed lots are anticipated to record simultaneously, it is appropriate to require completion of the proposed

passive park prior to the issuance of the building permit for the 380th residential dwelling unit.

32. The Board finds that because recordation of final maps grants no authorization to construct single-family residence dwelling units, and because park development is expected when fewer than 213 dwelling units are constructed, it is appropriate to require a park development agreement with the County Department of Parks and Recreation, prior to issuance of the first building permit for a dwelling unit.
33. The Board finds that because the active and passive parks are anticipated to be constructed by Subdivider and are expected to meet the acreage obligation for the development, a park obligation in-lieu fee credit for actual park improvement costs is authorized.
34. The Board finds that Subdivider's grant of a fire station lot to the County in fee title will allow the County to address fire activity and hazard concerns protecting lives, properties, and property values.
35. The Board finds that with the provision of a fire station lot within the Project Site boundaries, and after the proposed improvement of said lot occurs, a maximum of 300 single-family residence dwelling unit building permits may be issued before a second means of access to the Project Site is physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.
36. The Board finds that use of an arched culvert at the southwest corner of the Project Site, as proposed in the Amendment, is more likely to be utilized by wildlife than the 60-inch pipe previously approved.
37. The Board finds that review and approval of landscaping plans for the planting of manufactured slopes is appropriate prior to issuance of any grading permits.
38. The Board finds that planting of manufactured slopes is appropriate prior to issuance of the Project's first residential certificate of occupancy.
39. The Board finds that it is appropriate to have Subdivider analyze the need for a transit bus stop on Valley Canyon Road to the satisfaction of Public Works and the local transit provider prior to issuance of the building permits for lot no. 514 (school site).
40. The Board finds this tract map was originally approved as a vesting tentative map. As such, it is subject to the provisions of Section 21.38.010 of the County Code. The Amendment changes neither the vesting status nor the map expiration date.
41. The Board finds that approval of the Amendment does not change any map expiration dates. The expiration date of the Vesting Map is August 3, 2019.
42. The Board finds that it is appropriate to designate open space on the final map.

43. The Board finds that a conservation easement over the open space areas, in addition to the required deed restriction, is necessary to protect natural conservation lands, and to restrict construction on the lot.
44. The Board finds that it is appropriate to require an experienced agency familiar with supervision and management of open space to be appointed prior to issuance of occupancy for the Project. The agency shall maintain the natural, undisturbed open space consistent with the biodiversity and wildlife connectivity that presently exist.
45. The Board finds that the Project Site is approximately 96 percent covered by the mapped San Gabriel-Castaic Linkage wildlife corridor and that crucial crossings impacted by the Project are proposed to be improved with infrastructure and indigenous, native landscaping.
46. The Board finds that requiring indigenous, native landscaping is consistent with the existing conditions of approval and mitigation measures and supports easy care and maintenance, and facilitates safe wildlife passage.
47. The Board finds that walls and fences beyond the proposed graded pads constrain wildlife movement and that proposed walls and fences that restrict movement, or are greater than three feet in height, should be limited to the developed areas and graded pads of the Project Site.
48. The Board finds that a low wall of a maximum 42 inches in height, which is within a developed area, separating Fuel Modification Zones B and C, will preserve natural undisturbed areas and help prevent snakes and small wildlife from entering developed areas of the Project Site.
49. The Board finds that transplantation of holly-leaf cherry trees and/or seedling propagation and planting supports the native ecology of the area, is important to the biodiversity of the area, and aids in mitigating development impact.
50. The Board finds that a conservation easement is required over areas outside of the approved building pads of lot nos. 11-15, 33, 39-44, 55-56, 509, and 513 with a note placed on the final map to the satisfaction of Regional Planning.
51. The Board finds that changes in grading, if needed, will allow the County to require that Subdivider avoid using "V" ditches, which will, in turn, allow connectivity and wildlife crossing in open space areas and the wildlife corridor.
52. The Board finds that future detailed development plans of the proposed parcels must comply with the County's Low Impact Development and Green Building Ordinances, as applicable, prior to building permit issuance.

53. The Board finds that the Commission used the current Mitigation Monitoring Program to assess the proposed scope of changes and their impact on the environment, and that proposed changes improved or reduced impacts anticipated by the originally-approved Project.
54. The Board finds that soil testing and land banking shall be accomplished to the satisfaction of the Director of Regional Planning to ensure the success of mitigation trees planted.
55. The Board finds that the Final EIR was approved on August 3, 2004, which was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Final EIR consists of the Draft EIR dated August 2000, the Technical Appendices to the Draft EIR dated August 2000, the Supplemental EIR, Responses to Comments and Appendices dated January 8, 2003, and the Final EIR, including Responses to Comments dated July 8, 2003 (collectively, the "Final EIR").

A mitigation monitoring program, dated July 8, 2003, consistent with the conclusions and recommendations of the Final EIR, was prepared and its requirements have been incorporated into the conditions of approval for the Project.

56. An Addendum to the Final EIR has been considered, as the appropriate environmental document for the Amendment, pursuant to CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County.
57. After consideration of the Addendum to the certified Final EIR, together with any comments received during the public review process, the Board finds on the basis of the whole record before the Board that there is no substantial evidence that the proposed Amendment will have a significant effect on the environment.
58. The Board finds that the Addendum reflects the independent judgment and analysis of the Board, and approves the Addendum.
59. Approval of the Amendment is subject to Subdivider's compliance with the attached conditions of approval.
60. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter, is the Department of Regional 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 Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

- A. The proposed use at the Project Site with the attached conditions will be consistent with the adopted General Plan and Community Plan; 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- B. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area, and 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.

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Denies the appeal.
- 2. Approves the Addendum to the Final EIR and certifies that it has been completed in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County related thereto.
- 3. Approves the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5), subject to the attached conditions of approval and recommendations of the County Subdivision Committee.

**CONDITIONS OF APPROVAL
PROJECT NO. 96-044-(5)
FOURTH AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086-(5)**

1. This grant for a fourth amendment ("Amendment") to Vesting Tentative Tract Map No. 48086 ("Vesting Map"), adjusts the timing of certain conditions of approval and mitigation measures and clarifies requirements for grading, road and infrastructure improvements, parks and trails improvements, and landscaping installation. The Vesting Map and related entitlements (collectively, the "Project") authorized creation of a clustered hillside residential development of 492 single-family residence lots, a fire station site, a Sheriff substation site, 3 private park lots and 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot on a total of 548.1 acres (collectively, "Project Site").
2. Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until Subdivider, and the owner of the subject property if other than Subdivider, has filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 7, 8, 9, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective, pursuant to County Code Section 22.222.230.
5. Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County, or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 66499.37, or any other applicable limitations period. The County shall promptly notify Subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify Subdivider of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, Subdivider shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs, or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to Subdivider, or Subdivider's counsel.

- A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, Subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by Subdivider pursuant to County Code Section 2.170.010.
7. 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.
 8. In the event that the Vesting Map should expire without the recordation of a final map, this grant shall terminate upon expiration of the Vesting Map. Entitlement to the use of property thereafter shall be subject to the regulations then in effect.
 9. Approval of this amendment map does not change any map expiration dates. The expiration date of the Vesting Map is August 3, 2019.
 10. The Project Site shall be maintained and operated in full compliance with conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the Project Site. Failure of Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions.
 11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Board may, after conducting a public meeting, revoke or modify this grant, if the Board finds that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public's health or safety, or so as to be a nuisance, or as otherwise authorized, pursuant to County Code Section 22.242.030.
 12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").
 13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

14. 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 Project Site, unless specifically modified by this grant, as set forth in these conditions.
15. Subdivider shall maintain the Project Site in a neat and orderly fashion. Subdivider shall maintain free of litter all areas of the premises over which Subdivider has control.
16. 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 Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the Project Site, or that do not provide pertinent information about said Project Site. The only exceptions shall be seasonal decorations, or signage provided under the auspices of a civic, or non-profit organization.
17. In the event of graffiti or other extraneous markings occurring, Subdivider shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjoining surfaces.
18. The Project Site shall be developed and maintained in substantial compliance with the Amendment to Vesting Map dated August 14, 2018.
19. In the event that subsequent revisions to the approved Amendment to Vesting Map are submitted, Subdivider shall submit **five copies** of the proposed plans to the Regional Planning Director ("Director") for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
20. All Vesting Map conditions not amended by this Amendment map and all conditions of previously approved Conditional Use Permit ("CUP") No. 96-044 and Oak Tree Permit No.96-044 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 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.
21. Prior to issuance of building permits for lot no. 514 (school site), Subdivider 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.

22. Prior to final map recordation, Subdivider shall submit to Public Works a copy of a letter of intent to Caltrans, outlining the proposed monitoring program for traffic mitigations within Caltrans' jurisdiction.
23. Prior to issuance of building permits, Subdivider 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.
24. Prior to final map recordation, Subdivider shall submit to Public Works a copy of a letter of intent to the City of Santa Clarita (the "City"), outlining the proposed monitoring program for traffic mitigations within the City's jurisdiction.
25. Prior to issuance of building permits, Subdivider shall contribute its fair share to the City to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works.
26. Prior to final map recordation, Subdivider shall submit to Public Works findings and recommendations from the Soledad Canyon Road Speed Advisory Study, to the satisfaction of said department.
27. Prior to issuance of building permits, Subdivider 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.
28. Prior to issuance of any certificate of occupancy for any Project residential dwelling unit, Subdivider 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.
29. 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 the Spring Canyon 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.
30. Landscaping with indigenous/native 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. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

31. 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 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.
32. Indigenous/native vegetation is required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the passive parks, shall be completed within five years of any 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.
33. 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 Subdivider or by a separate, agreed-upon party, shall be reviewed and approved by the Director prior to issuance of any building permit.
34. Reduced speed is required at intersections in the wildlife corridor. Plans for the installation of "wildlife crossing" flashing lights and signage along proposed "B" Street/gas line easement shall be reviewed and approved to the satisfaction of the Director. Sign development/improvement plans, if implemented by Subdivider or by a separate, agreed-upon party, shall be reviewed and approved by the Director prior to issuance of any building permit.
35. Prior to issuance of any Project building permit(s), Subdivider shall establish a Homeowner's Association ("HOA") for the Project.
36. Covenants, Conditions, and Restrictions ("CC&Rs") of the HOA shall be continuously maintained for the HOA. Prior to obtaining final map approval, Subdivider shall submit a draft copy of the Project's CC&Rs, including maintenance reserves, and any other covenants or maintenance agreements entered into with respect to the Project, to Regional Planning for review and approval.
37. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&Rs, and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.

38. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&Rs.
39. Prior to issuance of any building permits for the Project, Subdivider shall enter into a park development agreement with the County Department of Parks and Recreation.
40. Prior to issuance of a building permit for the 213th residential dwelling unit, Subdivider shall complete, or cause complete construction of, the proposed active park.
41. Prior to issuance of a building permit for the 380th residential dwelling unit, Subdivider shall complete, or cause complete construction of, the proposed passive park.
42. Subdivider shall pay the prevailing wage for the park improvements. Subdivider shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.
43. Subdivider shall grant a fire station lot in fee title to the County at a location and size to be approved by the Fire Department.
44. Subdivider shall be authorized to develop a maximum of 300 residential dwelling units before a second means of access is physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.
45. Prior to final map recordation, Subdivider shall place a note or notes on the final map to designate open space areas to the satisfaction of the Director.
46. 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. Subdivider 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.
47. Prior to issuance of any project certificates of occupancy, Subdivider 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 conservation organization and permittee, and must be to the satisfaction of the Director.
48. Existing native and non-native trees shall be mapped to the satisfaction of the Director, including individual holly-leaf cherry trees and California junipers.
 49. 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 cherry trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director.
 50. Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Subdivider shall inform the Director when such trees have been planted.
 51. Subdivider 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 Subdivider that the such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees.
 52. 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.
 53. Subdivider 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.
 54. Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 Kwh.
 55. Subdivider 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.
 56. Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers.
 57. 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.
 58. Every residential dwelling unit constructed within the Project Site shall feature a tankless on-demand water heater.

59. Every residential dwelling unit constructed within the Project Site shall comply with current ordinances and State laws, including low impact and water conservation.
60. Pervious pavement shall be utilized in parking areas of the park built within the Project Site and impervious pavement shall be eliminated wherever possible.
61. Every residential dwelling unit constructed within the Project Site shall be plumbed for an optional greywater system to recycle washing machine or kitchen sink water waste for use in backyard landscaping.
62. Every residential dwelling unit constructed within the Project Site shall feature a rainwater collection system to reduce landscape water use.
63. 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.
64. Subdivider 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.
65. All new home sales offices within the Project Site 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.
66. Subdivider has completed a plant survey to document all existing holly-leaf cherry trees and which trees will be impacted by the development. Subdivider will prepare, or cause to be prepared, a map to identify and count where the Project will impact said trees, and show the location of new trees in open spaces.

Attachments:

Subdivision Committee Report
Final EIR Addendum



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

96044-(5)

HEARING DATE

September 18, 2018

REQUESTED ENTITLEMENTS

Fourth Amendment to Vesting Tentative Tract Map No. 48086 (RPPL2018004065)

Environmental Assessment RPPL2018004166

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Raintree Investment Corporation, Matthew Villalobos

MAP/EXHIBIT DATE:

08/14/18

SCM REPORT DATE:

0917/18

REPORTS ONLY SCM DATE:

09/20/18

PROJECT OVERVIEW

To adjust the timing of required conditions of approval relating to triggers and clarifications for grading and road and infrastructure improvements, parks and trails improvements and landscaping installation.

Subdivision: To create 492 single-family residence lots, a fire station lot, a Sheriff substation lot, three park lots, three open space lots, 12 debris basin lots and one public school lot, for a total of 514 lots on 548.1 acres.

MAP STAGE

Tentative:

Revised:

Amendment:

Amended :
Exhibit Map

Modification to :
Recorded Map

Other:

MAP STATUS

Initial:

1st Revision:

2nd Revision:

Revision (requires a fee):

LOCATION

North of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Road.

ACCESS

Soledad Canyon Road.

ASSESSORS PARCEL NUMBER(S)

3211-021-043, -044, -045, -046, -48, -050 and -051

SITE AREA

548.1 gross acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley (OVOV)

ZONED DISTRICT

Soledad

SUP DISTRICT

5th

LAND USE DESIGNATION

H2 (Residential 2 – 2 Dwelling Units Per Acre)

RL5 (Rural Land 5 – 1 Dwelling Units Per 5 Acres)

OS-C (Open Space)

ZONES

R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, R-1-20,000 and A-2

CSD

N/A

PROPOSED UNITS (DU)

492 (0.90 DU/AC)

MAX DENSITY/UNITS (DU)

H2 = 483 (2 DU/AC)

RL5 = 61 (1 DU/5AC)

GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

Approximately 7,932,000 cubic yards combined (cut, fill, over excavation and export) movement of earth material, including approximately 82,000 cubic yards proposed to be deposited on lots no. 1 and 2 of TR36943-01.

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to the project's certified final EIR.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department

Status

Contact

Regional Planning

Cleared

Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov

Public Works	Cleared	Phoenix Khoury (626) 458-3133 pkhoury@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacounty.gov
Public Health	Cleared	Vincent Gallegos (626) 430-5381 vgallegos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

TR48086, RAM TR48086-1, RAM TR48086-2, RAM TR48086-3

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: Regional Planning staff recommends approval of the amendment to the vesting tentative map, subject to conditions of approval.

We have no objections to the request to amend Vesting Tract 48086, 48086-02, and 48086-03 to accommodate clarifications to some conditions and mitigations to support more appropriate sequencing for completing mitigations and satisfying conditions of approval.

The following report consisting of 74 pages are the recommendations of Public Works.

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

1. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.
2. Comply with all other previously approved subdivision conditions for Tract 48086 and to the satisfaction of Public Works.

HW



Prepared by Phoenix Khoury

Phone (626) 458-4921

Date 09-05-2018

tr48086-4La-new RPPL2018004065.docx

http://planning.lacounty.gov/case/view/amendment_to_tract_map_no_48086



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

TRACT MAP NO: 48086-4

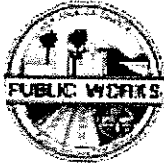
AMENDED TENTATIVE MAP DATE: 08/14/18

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

Approval of this map pertaining to drainage is recommended.

Prior to Final Map Recordation:

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. Provide fee title lot for debris basins/inlets to the satisfaction of the Department of Public Works.
4. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
5. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
6. Comply with Caltrans permit conditions for encroaching and connecting to their drainage systems.
7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.

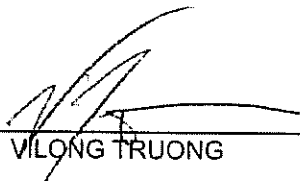


COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

9. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment district.
10. Comply with the requirements of the Revised Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan which was conceptually approved on 11/18/2010 to the satisfaction of Public Works..

dl
Name  Date 9/5/18 Phone (626) 458-4921
VILONG TRUONG

PCA LX001129
EPIC LA RPPL2018004065
Telephone: (626) 458-4925

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

Sheet 1 of 2

Tentative Tract Map 48086-4 Tentative Map Dated 8/14/18 (Amended) Parent Tract _____
Grading By Subdivider? [] (Y or N) _____ yd² Location Spring Canyon
Geologist Byer Geotechnical, Inc. Subdivider Spring Canyon Recovery Acquisition LLC
Soils Engineer Byer Geotechnical, Inc. Engineer/Arch. RBF Consulting

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: 9/23/10, 7/14/10

References: J. Byer Group: 6/22/05, 4/19/05, 1/31/05; Pacific Soils Engineering: 5/15/00, 12/17/97, 11/12/97; Petra: 7/27/90

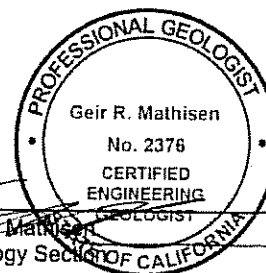
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

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

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

Prepared by



Date 8/28/18

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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

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

Comply with approved conditions for Tract Map No. 48086.



Name Erik Rodriguez Date 8/27/2018 Phone (626) 458-4921

We have no objection to the amendment requests. The following revised conditions supersedes all previously approved conditions:

1. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from a 60-foot to a 58-foot right of way.
2. The minimum centerline radius is 350 feet on all local streets with 40 feet between curbs and on all the streets where grades exceed 10%.
3. A minimum centerline curve length of 100-feet shall be maintained on all local streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment should be adjusted so that the proposed BC and EC of the curve through the intersection is set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1500-feet and any curve need not exceed a radius of 3,000-feet.
4. Adjust the location of the PRC on "B" Street (also known as Pistache Way) so that it is either at or outside the BCR of "F" Street (also known as Burkwood Court). If unavoidable, maintain a minimum centerline radius of 400 feet.
5. The central angles of the right-of-way radius returns shall not differ by more than 10 degrees on local streets.
6. Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with General Plan Highways, and 27 feet where all General Plan Highways intersect, or to the satisfaction of this Department.
7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
8. Dedicate right of way 32 feet from centerline on "A" Street (also known as Lindera Avenue) from Yellowstone Lane to "H" Street (also known as Calluna Drive), "H" Street (also known as Calluna Drive), Stonecrest Road and Yellowstone Lane.
9. Dedicate right of way 30 feet from centerline on "A" Street (also known as Lindera Avenue) cul-de-sac north of "H" Street (also known as Calluna Drive) plus additional right of way for the cul-de-sac bulb, "B" St. (also known as

Pistache Way), "C" Street (also known as Pale Leaf Court) from "E" Street (also known as Shenandoah Lane) to "D" Street (also known as Aster Place, "E" Street (also known as Shenandoah Lane) north of "B" Street (also known as Pistache Way), "I" Street (also known as Anise Avenue), on "J" Street (also known as Madrona Drive) from Stonecrest Road to "I" Street (also known as Anise Avenue), "K" Street (also known as Aralia Way), "P" Street (also known as Canyon Oak Way) plus additional right of way for a cul-de-sac bulb, "T" Street (loop also known as Myrtus Way and Lantana Road) plus additional right of way for a standard knuckle" and "V" Street (also known as Sargent Lane).

10. Dedicate right of way 32 feet from centerline on Yellowstone Lane between Stonecrest Road and the westerly tract boundary. Permission is granted to reduce the parkway from 12 feet to 4 feet on the south side of Yellowstone Lane adjacent to the Freeway 14 right of way (Typical Section D-D is not necessarily approved as shown) only at locations to the satisfaction of Public Works. Sidewalk is not required on south side of Yellowstone Lane between Stonecrest Road and the westerly tract boundary (Typical Sections C-C and D-D).
11. Dedicate right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "C" Street (also known as Pale Leaf Court) west of "D" Street (also known as Aster Place), "D" Street (also known as Aster Place), "E" Street (also known as Shenandoah Lane) west of "B" Street (also known as Pistache Way), "F" Street (also known as Burkwood Court), "G" Street (also known as Spire Court), "J" Street (also known as Madrona Drive) north of "I" Street (also known as Anise Avenue) and south of Stonecrest Road, "L" Street (also known as Lydia Terrace), "M" Street (also known as Daphne Court), "N" Street (also known as Caffra Place), the unnamed street (also known as Empress Way), "Q" Street (also known as Hollyleaf Court), "R" Street (also known as Buckwheat Drive, "W" Street (also known as Privet Way), "X" Street (also known as Pearbush Court), and "Z" Street (also known as Cassia Way).
12. Dedicate vehicular access rights on "T" Street (also known as Myrtus Avenue) from the school lot (Lot 514). If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
13. Permission is granted to reduce the road right of way from 32 feet to approximately 23 feet from centerline on the easterly half of Stonecrest Road in the vicinity under the Antelope Valley Freeway adjacent to the proposed equestrian/wildlife trail to the satisfaction of Public Works. Sidewalks are not required on the east side of Stonecrest Road in the vicinity under the freeway

- adjacent to the proposed equestrian/wildlife trail. The proposed equestrian/wildlife trail shall be located outside of the road right of way.
14. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench.
 15. Provide and install street name signs to occupancy of building(s).
 16. All existing and new utility lines shall be underground to the satisfaction of the Department of Public Works per Section 21.24.400 of Title 21 of the Los Angeles County Code. Please contact Construction Division at (818) 458-3129 for new location of any above ground utility structure in parkway.
 17. Provide adequate landing area at a maximum 3% grade on all "tee" intersections except "F" Street (also known as Burkwood Court) and "Z" Street (also known as Cassia Way) to the satisfaction of Public Works. Permission is granted to provide adequate landing area at a maximum grade of 4 percent on "F" Street and "Z" Street.
 18. Install postal delivery receptacles in groups to serve two or more residential units.
 19. Construct drainage improvements and offer easements needed for street drainage or slopes.
 20. Plant street trees on all streets to the satisfaction of Public Works.
 21. Construct curb, gutter, base, pavement, and sidewalks on all streets. Modifications to sidewalk locations and grades along Stonecrest Road shall be subject to approval and to the satisfaction of the Department of Public Works.
 22. Construct curb return and offsite pavement transitions at the intersection of Stonecrest Road and Soledad Canyon Road to the satisfaction of Public Works.
 23. Offsite improvements are required. It shall be the sole responsibility of the developer to acquire the necessary right-of-way and/or easements.
 24. Provide 64 feet of offsite full street right of way or easement and construct full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on Yellowstone Lane including the offsite portions fronting the

subdivision, on Yellowstone Lane future street within Tract 36943 joining existing improvements in Tract 36943 and on Stonecrest Road joining Soledad Canyon Road to the satisfaction of the Department of Public Works. Modified street cross section shall be approved by the Department of Public Works.

25. Construct roadside barriers (if needed) at locations to the satisfaction of Public Works.
26. Design the intersection of Stonecrest Road with Soledad Canyon Road to provide a 60mph sight distance (vertical and horizontal) from the local street. Provide 650 feet of sight distance on Soledad Canyon Road from Stonecrest Road based on its 60mph design speed. Additional right of way or airspace easement dedication and/or grading may be required.
27. Provide intersection sight distance for a design speed of 40 mph (415 feet) on "A" Street (also known as Lindera Avenue) from "B" Street (also known as Pistache Way) (northerly direction), from "H" Street (also known as Calluna Drive) (southerly direction), from "O" Street (also known as Empress Way) (southerly direction) and from "V" Street (also known as Sargent Lane) (northerly direction); on "H" Street (also known as Calluna Drive) from "I" Street (also known as Anise Avenue) (westerly direction); on Stonecrest Road from "H" Street (also known as Calluna Drive) (southerly direction); and on Valley Canyon Rd. from the proposed driveways serving Lot 496 (both directions). Line of sight shall be within right of way or dedicate airspace easement to the satisfaction of the Department of Public Works. Additional grading may be required.
28. This previously approved road condition is modified to, "Provide intersection sight distance commensurate with a design speed of 30 mph (310 feet) on "B" Street (also known as Pistache Way) from "Z" Street (also known as Cassia Way) (Southerly direction), "E" Street (also known as Shenandoah Lane) from "C" Street (also known as Pale Leaf Court) (southerly direction), on "I" Street (also known as Anise Avenue) from "N" Street (also known as Caffra Place)(southerly direction), Line of sight shall be within right of way or dedicate airspace easement to the satisfaction of the Department of Public Works. Additional grading may be required."
29. Provide intersection sight distance commensurate with a design speed of 25mph (260 feet) on "L" Street (also known as Lydia Terrace) from "M" Street (also known as Daphne Court) (northerly direction). Line of sight shall be within right of way or dedicate airspace easement to the satisfaction of the Department of Public Works. Additional grading may be required.

30. Provide stopping sight distance commensurate with a design speed of 30 mph (200 feet) along "I" Street (also known as Anise Avenue) in the vicinity of lots 491 to 492. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required.
31. Provide stopping sight distance commensurate with a design speed of 40mph (300 feet) along "A" Street (also known as Lindera Avenue) in the vicinity of lots 186 to 190; along "H" Street (also known as Calluna Drive) in the vicinity of lots 209 to 213, lots 416 to 418 and lot 502; along Stonecrest Road in the vicinity of lots 401 to 403; and along Yellowstone Lane in the vicinity of lots 8 to 10 and lot 494. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
32. In determining the adequate sight distance with respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present). The lines of sight and/or airspace easements as depicted on the amendment map are not necessarily approved.
33. Permission is granted for street grades up to 12.5% on the off-site portion of Yellowstone Road within Tract 36943 and 11% on "E" Street (also known as Shenandoah Lane) only at locations to the satisfaction of Public Works.
34. Permission is granted to vacate excess right of way on Yellowstone Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
35. Provide a site plan showing driveway locations and parking lot circulation for Lot 514 (school site) to avoid queuing problems on any of the choice of access point from either Stonecrest Road or "H" St (also known as Calluna Drive). and for a more efficient drop-off/pick-up area to the satisfaction of Public Works.
36. Prepare signing and striping plans for Stonecrest Road and Soledad Canyon Road within or abutting this subdivision to the satisfaction of Public Works.

37. Prior to Building permit issuance, pay the fees established by the Board of Supervisors for the Eastside (Route 126) Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in effect at the time of building permit issuance. The current applicable fee is \$19,440 per factored unit and is subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels/property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.
38. If any ultimate improvements are constructed by the subdivider and accepted by the Los Angeles County Department of Public Works, or if any fair share payments for ultimate improvement work are made and are included as District improvements in the Eastside (Route 126) Bridge and Major Thoroughfare Construction Fee District, then the subdivider may be issued credits which may then be used within the Eastside District. Reimbursements will only be made on improvements constructed by the subdivider that are included as District improvements and are deemed ultimate improvements (as opposed to interim improvements).
39. Prior to issuance of building permit(s) for Lot 514 (school site), the developer shall coordinate with and notify the Sulphur Springs School District (SSSD) that the preliminary school site plan, traffic circulation plan, the informational packets or brochures, and the student drop-off/pick-up procedures shall be prepared and submitted to our Traffic and Lighting Division for review and approval. We recommend a mechanism for enforcement and levying of non-compliance penalties be included in the plan. The SSSD shall prepare informational packets containing the approved student drop-off/pick-up procedures and provide them to the parents/guardians of the students.
40. Comply with the attached May 15, 2012 memorandum from our Traffic and Lighting Division to the satisfaction of Public Works. As indicated in the attached letter, detailed signing and striping and traffic signal plans for the required improvements on Soledad Canyon Road at Stonecrest Road shall be submitted to Public Works for review and approval prior to final map recordation and installed prior to issuance of Building Permit of the first residential unit.
41. Construct additional pavement and transitions on Soledad Canyon Road to accommodate the requirements from Traffic and Lighting Division May 15, 2012 memorandum.
42. The project shall submit to Public Works a copy of a letter of intent to Caltrans,

outlining the proposed monitoring program for traffic mitigations with the jurisdiction of Caltrans prior to Final Map recordation. The project shall enter into an agreement with Caltrans prior to issuance of Certificate of Occupancy of first residential unit.

43. The project shall submit to Public Works a copy of a letter of intent to City of Santa Clarita, outlining the proposed monitoring program for traffic mitigations required per the March 27, 2003 memorandum from Watershed Management Division along the south approach improvements at Sand Canyon and Soledad Canyon within the jurisdiction of City of Santa Clarita prior to Final Map recordation. The project shall enter into an Agreement with City of Santa Clarita prior to issuance of the Certificate of Occupancy of first residential unit.
44. The project shall analyze the need for horizontal alignment signs as well as speed advisory signs along the Soledad Canyon Road from SR-14 to Agua Dulce Canyon Road. The project shall submit the findings and any recommendations resulting from this analysis to Public Works for review and approval prior to Final Map recordation. Detailed striping and signal plans for these improvements shall be prepared and submitted to Public Works for review and approval prior to issuance of Building Permit of first residential unit and improvements completed prior to issuance of Certificate of Occupancy of first residential unit.
45. Comply with the attached March 27, 2003 memorandum from Watershed Management Division except for the following conditions which are not applicable and eliminated:

Spring Canyon Road / Soledad Canyon Road

~~Install a crosswalk on the east side of the intersection rather than on the west side to avoid heavy dual-lane right-turn vehicle movements in conflict with pedestrian movements.~~

Soledad Canyon Road

~~Widen Soledad Canyon Road from SR-14 eastbound ramps to Spring Canyon Road to provide a total of three lanes. A three-lane section of roadway shall include one lane in each direction in addition to a center passing lane in the upgrade portion of the roadway that could serve both westbound and eastbound traffic.~~

~~Detailed road construction, striping and signage plans shall be prepared and submitted to Public Works for review and approval.~~

~~Since this project is within the Eastside Bridge and Major Thoroughfare Construction Fee District, the cost of this improvement will be given as a credit toward the project's Bridge and Major Thoroughfare District fee.~~

46. Comply with the attached September 4, 2018 street lighting requirements or as otherwise modified by Public Works.
47. Permission is granted to record 20-acre parcel map prior to recordation of tract map providing private and future right of ways are offered and slope easements are dedicated on all streets to the satisfaction of the Department of Public Works.

PC

Prepared by Patricia Constanza
tr48086ra-4

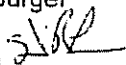
Phone (626) 458-4921

Date 09-05-2018

May 15, 2012

TO: Anthony Nyivih
Land Development Division

Attention Steve Burger

FROM: Dean R. Lehman 
Traffic and Lighting Division

**SPRING CANYON PROJECT
TECHNICAL MEMORANDUM (APRIL 6, 2011)
TENTATIVE TRACT MAP NO. 48086**

We reviewed the Technical Memorandum dated April 6, 2011, (copy attached) regarding conditions of approval for the proposed Spring Canyon Project located on Spring Canyon Road north of Soledad Canyon Road in the unincorporated Pinetree area.

We generally agree with the Technical Memorandum that the proposed roadway improvements are acceptable in satisfaction of the mitigation measures and tract map conditions of approval listed below (copy of Mitigation Monitoring Program dated July 8, 2003, and Tentative Tract Map No. 48086 revised conditions dated March 7, 2000, are attached). The project shall be solely responsible for implementing the improvements prior to issuance of any building permits, unless the project submits an alternative traffic control plan acceptable to Public Works. Detailed striping/signing and traffic signal plans for the improvements shall be submitted to Public Works for review and approval.

Soledad Canyon Road at Spring Canyon Road

Mitigation measure (July 8, 2003):

"The project applicant proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right-turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed."

Tentative Tract Map Condition (March 7, 2000):

"Design the intersection of Spring Canyon Road with Soledad Canyon Road to provide a 60 mph sight distance (vertical and horizontal) from the local street. Provide 650 feet of sight distance on Soledad Canyon Road from Spring Canyon Road based on its 60 mph design speed. Additional right of way or airspace easement dedication and/or grading may be required."

Anthony Nyivih
May 15, 2012
Page 2

Proposed improvement to satisfy mitigation measure and tentative tract map condition:

The project shall modify the intersection to provide one left-turn lane and one free right-turn lane on the north approach, one shared through/right-turn lane on the east approach, and one left-turn lane and one through lane on the west approach. The eastbound left turn shall operate as a fully protected left-turn phase.

The project shall install a new traffic signal with advanced warning signs and flashing beacons in accordance with the concept plan included in Exhibit A. The flashing beacons shall operate continuously 24 hours a day and 7 days a week.

Soledad Canyon Road – State Route (SR) 14 to Spring Canyon Road

Mitigation measure (July 8, 2003):

"In order to fully mitigate the project traffic impacts on this roadway segment, Soledad Canyon Road shall be widened to accommodate a total of three lanes. A three-lane section of roadway should include one lane in each direction plus a center passing lane that could serve both westbound (in the a.m.) and eastbound (in the p.m.) traffic."

Proposed improvement to satisfy mitigation measure:

The project shall provide one free right-turn lane on the north approach at the intersection of Soledad Canyon Road at Spring Canyon Road in accordance with the concept plan included in Exhibit A.

In addition, the project shall analyze the need for horizontal alignment signs as well as speed advisory signs along Soledad Canyon Road from SR-14 to Agua Dulce Canyon Road. The project shall submit the findings and any recommendations resulting from this analysis to Public Works for review and approval. The project shall be solely responsible for implementing the improvements recommended by this analysis prior to final map recordation. Detailed striping and signing plans for any recommended improvements shall be submitted to Public Works for review and approval.

If you have any further questions regarding the review of this document, please contact Gerald Ley of the Traffic Studies Section at Extension 4822.

LMS:ch
P:\pub\WPFILES\FILES\STUI\Lindsay\EIR\TR 48025 - Revised Conditions.docm

Attach.



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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ALHAMBRA, CALIFORNIA 91803-1331
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE REFER TO FILE: WM-4

March 27, 2003

TO: Daryl Koutnik
Department of Regional Planning

FROM: Rod Kubomoto
Watershed Management Division

**RESPONSE TO A SUPPLEMENTAL
ENVIRONMENTAL IMPACT REPORT
SPRING CANYON PROJECT (Vesting Tentative Tract No. 48086)
UNINCORPORATED COUNTY OF
LOS ANGELES AREA OF SPRING CANYON**

Thank you for the opportunity to provide comments on the Environmental Impact Report for the Spring Canyon Project. The project consists of the subdivision of a currently vacant site into 542 single-family residential lots, one fire station lot, two private park sites, and one lot for future elementary school use. The project site is located immediately north of the Antelope Valley Freeway (Highway 14) and Soledad Canyon Road within the unincorporated County of Los Angeles area of Spring Canyon. We have reviewed the submittal and offer the following comments:

Traffic and Lighting

The project, upon its anticipated completion in 2005, is estimated to generate approximately 6,056 daily vehicle trips, with 626 vehicle trips, and 547 vehicle trips during the a.m. and p.m. peak hours, respectively.

The Significance Criteria Section on Page 20 for the County of Los Angeles is incorrect and shall be corrected as follows:

According to the County of Los Angeles' Traffic/Access Guidelines for intersections, a significant project-related traffic impact is determined based on the following:

<u>Pre-Project V/C</u>	<u>LOS</u>	<u>Project-Related Increase in V/C</u>
0.71 to 0.80	C	0.04 or more
0.81 to 0.90	D	0.02 or more
0.91 or more	E/F	0.01 or more

We agree with the study that the project traffic alone will significantly impact the following intersections and roadways and the following improvements will fully mitigate the project's impacts to a level of less than significant. The project shall be solely responsible for these improvements.

Spring Canyon Road/Soledad Canyon Road

This is the project's main entrance. The intersection shall be modified to provide one shared left-right-turn lane and one exclusive right-turn lane on the north approach. On the east approach, provide sufficient pavement on Soledad Canyon Road for one through lane and one shared through/right-turn lane (instead of one through lane and one right-turn lane recommended in the Supplemental Environmental Impact Report), and on the west approach, a left-turn lane and one through lane.

Pay the entire cost for the installation of the traffic signals. Traffic signals shall only be installed when actual traffic conditions warrant the signals.

Install a crosswalk on the east side of the intersection rather than on the west side to avoid heavy dual-lane right-turn vehicle movements in conflict with pedestrian movements.

Detailed striping and signal plans for these improvements shall be prepared and submitted to Public Works for review and approval.

Spring Canyon Road

A minimum vehicle lane width of 18 feet should be provided from north of the State Route 14 (SR-14) overpass columns to Valley Canyon Road for disabled vehicle refuge.

Daryl Koutnik
March 27, 2003
Page 3

Any grade change in pedestrian sidewalk must comply with the Americans with Disabilities Act.

Seventeen feet of vertical clearance should be provided at the SR-14 overpass and Spring Canyon Road.

Detailed striping, signage, and signal plans for these improvements shall be prepared and submitted to Public Works and to the State of California Department of Transportation (Caltrans) for review and approval.

Soledad Canyon Road

Widen Spring Canyon Road from SR-14 eastbound ramps to Spring Canyon Road to provide a total of three lanes. A three-lane section of roadway shall include one lane in each direction in addition to a center passing lane in the upgrade portion of the roadway that could serve both westbound and eastbound traffic.

Detailed road construction, striping and signage plans shall be prepared and submitted to Public Works for review and approval.

Since this project is within the Eastside Bridge and Major Thoroughfare Construction Fee District, the cost of this improvement will be given as a credit toward the project's Bridge and Major Thoroughfare District fee.

SR-14 Southbound Ramps/Soledad Canyon Road

Pay the entire cost for the installation of the traffic signal. Traffic signals shall only be installed when actual traffic conditions warrant the signals. Since the signalization of the intersections is included in the Eastside Bridge and Major Thoroughfare Construction Fee District, the project shall be given the credit against the District fees.

The cumulative traffic of the project and related projects in the study will significantly impact the following intersections. The project shall pay its fair share of the cost for the following improvements needed to fully mitigate its cumulative traffic impacts to a level of insignificance.

Daryl Koutnik
March 27, 2003
Page 4

SR-14 Northbound Ramps/Soledad Canyon Road

Restripe the south approach of this intersection to provide for two through lanes. The two through lanes will be carried north of the intersection under the SR-14 Freeway bridge to join two westbound lanes which currently exist.

The project is within the Eastside Bridge and Major Thoroughfare Construction Fee District. The project shall pay its fair share of the District fees.

~~The project will not have any impact to a Congestion Management Program route, intersections, or freeways.~~

The following intersections impacted by the project traffic alone are within the City of Santa Clarita's jurisdiction. Therefore, the City's approval is needed to implement these mitigation measures:

Sand Canyon Road/Soledad Canyon Road

Pay project's fair share of the cost to improve the south approach of the intersection for the ultimate improvements that will provide dual left-turn lanes, two through lanes, two right-turn lanes, and modification of traffic signals.

SR-14 Southbound Ramps North of Sand Canyon Road/Soledad Canyon Road

Pay project's fair share of the cost to improve the east approach of the intersection for the ultimate improvements that will provide dual left-turn lanes, three through lanes, and modification of traffic signals.

A freeway traffic impact analysis has been conducted and determined that no project-related significant traffic impact will occur to the mainline freeways. Inasmuch as Caltrans has the jurisdiction over the freeway system, Caltrans shall review this document for any CEQA traffic impacts and mitigation measures proposed as necessary.

If you have any questions, please contact James Chon of our Traffic Studies Section at (626) 300-4721.

Daryl Koutnik
March 27, 2003
Page 5

Waterworks and Sewer Maintenance

We have reviewed the subject document and have no comments.

If you have any questions, please contact Kyle Kornelis at (626) 300-3322.

Watershed Management

The proposed project should include investigation of watershed management opportunities to maximize capture of local rainfall on the project site, eliminate incremental increases in flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site.

If you have any questions regarding the above comments or the environmental review process of Public Works, please contact Massie Munroe at the above address or at (626) 458-4359.

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MM:kk
A:\EIR231.DOC

bc: Traffic and Lighting ✓
Waterworks and Sewer Maintenance
Watershed Management (Lafferty)

dlm



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE T-4

October 30, 2002

TO: James E. Hartl
Planning Director
~~Department of Regional Planning~~

Attention Daryl Koutnik

FROM: James A. Noyes
Director of Public Works

SHADOW PINES PROJECT
TRAFFIC IMPACT STUDY (JULY 30, 2002)
VESTING TENTATIVE TRACT MAP NO. 48086

We have reviewed the above-mentioned document submitted by the Project traffic consultant and agree with the analysis and conclusions in the study.

The Project is generally located north of Soledad Canyon Road at Spring Canyon Road in the unincorporated County of Los Angeles area. The Project consists of the development of 542 single-family residential lots, three open space lots, a fire station lot, a sheriff's substation lot, and two park site lots. Contiguous to, but not a part of, the Project is a nine-acre elementary school site for a maximum student capacity of 750 students.

The Project upon its anticipated completion year in 2005 is estimated to generate approximately 6,056 daily vehicle trips with 626 vehicle trips and 547 vehicle trips during the a.m. and p.m. peak hours, respectively.

We agree with the study that the Project traffic alone will significantly impact the following intersections and roadways and the following improvements will fully mitigate the Project's impacts to a level insignificance. The Project shall be solely responsible for these improvements.

FILE COPY

Spring Canyon Road/Soledad Canyon Road

This is the Project's main entrance. The intersection shall be modified to provide one shared left-/right-turn lane and one exclusive right-turn lane to the north approach. On the east approach, provide sufficient pavement on Soledad Canyon Road for one through lane and one shared through/right-turn lane, and on the west approach, a left-turn lane and one through lane.

~~Pay the entire cost for the installation of the traffic signals. Traffic signals shall only be installed when actual traffic conditions warrant the signals.~~

Install a crosswalk on the east side of the intersection rather than on the west side to avoid heavy dual-lane right-turn vehicle movements in conflict with pedestrian movements.

Detailed striping and signal plans for these improvements shall be prepared and submitted to Public Works for review and approval.

Spring Canyon Road

A minimum vehicle width of 18 feet should be provided from north of the SR-14 overpass columns to Valley Canyon Road for disabled vehicle refuge.

Any grade change in pedestrian sidewalk must comply with the Americans with Disabilities Act.

Seventeen feet of vertical clearance should be provided at the SR-14 overpass and Spring Canyon Road.

Detailed striping, signage, and signal plans for these improvements shall be prepared and submitted to Public Works and to the State of California Department of Transportation for review and approval.

Soledad Canyon Road

Widen Spring Canyon Road from SR 14 eastbound ramps to Spring Canyon Road to provide a total of three lanes. A three-lane section of roadway shall include one lane in each direction plus a center passing lane in the upgrade portion of the roadway that could serve both westbound and eastbound.

James E. Hartl
October 30, 2002
Page 3

Detailed striping and signage plans shall be prepared and submitted to Public Works for review and approval.

The cumulative traffic of the Project and related Projects in the study will significantly impact the following intersections. The Project shall pay its fair share of the cost for the following improvements needed to fully mitigate its cumulative traffic impacts to a level insignificance:

Soledad Canyon Road/SR-14 Eastbound Ramps

Restripe the south approach of this intersection to provide for two through lanes. The two through lanes will be carried north of the intersection under the SR-14 Freeway bridge to join two northbound lanes which currently exist.

The Project is within the Eastside Bridge and Major Thoroughfare Construction Fee District. The Project shall pay its fair share of the District fees.

The Project will not have any impact to a Congestion Management Program route, intersections, or freeways.

The following intersections impacted by the Project traffic alone are within the City of Santa Clarita's jurisdiction and thus City's approval is needed to implement these mitigation measures:

Soledad Canyon Road/Sand Canyon Road

Pay Project's fair share of the cost to improve the south approach of the intersection for the ultimate improvements that will provide dual left-turn lanes, two through lanes, two right-turn lanes, and modification of traffic signals.

Soledad Canyon Road/SR-14 Westbound Ramps East of Sand Canyon Road

Pay Project's fair share of the cost to improve the east approach of the intersection for the ultimate improvements that will provide dual left-turn lanes and three through lanes and modification of traffic signals.

James E. Hartl
October 30, 2002
Page 4

If you have any questions, please contact James Chon of our Traffic and Lighting Division
at (626) 300-4721.

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cc: Land Design Consultants, Inc. (Christy Cuba)

bc: Ronald J. Ornee
T. M. Alexander
Land Development (Hunter, Ruiz, Witter)
Watershed Management (David)

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS**

Date: 9/04/18

TO: Jose Suarez
Project Entitlement & CEQA Section
Land Development Division

Attention Phoenix Khoury

FROM: Inez Yeung
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo

**STREET LIGHTING REQUIREMENTS
RPPL2018004065 TR 48086-4**

- Provide streetlights on concrete poles with underground wiring on all streets and highways within and around TR 48086-4 to the satisfaction of Department of Public Works or as modified by Department of Public Works. The streetlights shall be designed as a County owned and maintained (LS-3) system. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**
-
- Provide a streetlight on a concrete pole with underground wiring along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**
-
- Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**
-
- Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**
-
- Provide street lighting plans to upgrade the existing streetlights from High Pressure Sodium Vapor to LED along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**
-
- New streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

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

1. The subdivider shall install and dedicate main line sewers, pump stations and serve each building/lot with separate house lateral to the satisfaction of Public Works or have approved and bonded sewer plans.
2. A sewer area study for the proposed subdivision (PC11877AS, dated 10/17/2017) and outlet approval from the City of Santa Clarita (PC11961AS, dated 4/30/2018) was reviewed and approved with mitigation. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. See the attached will serve letter agreement from the Newhall County Water District dated October 12, 2018.
4. See the attached Outlet Approval requirement with the sewer mitigation agreement from the City of Santa Clarita dated April 30, 2018.
5. See the attached City of Santa Clarita requirement and approval for Final Map Recordation dated August 2, 2018.
6. The subdivider shall install off-site sewer mainline to serve this subdivision to the satisfaction of Public Works.
7. The subdivider shall provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements/or right of way.



City of
SANTA CLARITA

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196
Phone: (661) 259-2489 • FAX: (661) 259-8125
www.santa-clarita.com

August 2, 2018

Mr. Diego G. Rivera, PE
County of Los Angeles
Department of Public Works
900 S. Fremont Ave.
Alhambra, CA 91803

Dear Mr. Rivera

Subject: TR 48086 - Spring Canyon Development, City Approval for Final Map Recordation
City Record Number: SS18-00009

This letter is intended to notify the County of Los Angeles (County) that the City of Santa Clarita (City) is granting approval for the recordation of Final Maps for the proposed Spring Canyon Development project (Tract 48086).

Our recent discussions with representatives for the Spring Canyon Recovery Acquisition, LLC (Developer) have indicated that the Developer will obtain the required bonds on behalf of the Santa Clarita Valley Water Agency for the Shadow Pines Sewer Lift Station improvements prior to the County Board of Supervisors' hearing date of September 25, 2018.

Based upon these commitments by the Developer, the City grants approval to allow for the project Final Maps to be recorded by the County. Please contact me at (661) 255-4968 or at spickett@santa-clarita.com if you have any questions or would like to discuss this matter further.

Sincerely,

Mr. Shannon L. Pickett, PE, LS
Interim Assistant City Engineer

SLP:dly

S:\PW\ENGINEERING\Projects\ENG06-00061 - Spring Cyn\SS18-00009\CityLetter_SewerApproval_07 26 2018.docx

cc: Robert Newman, Director of Public Works
Mike Hennawy, City Engineer
Ronil Santa Ana, Assistant Engineer



**OFF-SITE
SEWER AREA STUDY
FOR SPRING CANYON DEVELOPMENT**

**THOMAS GUIDE: 4462 & 4463
TENTATIVE TRACT NO.: 48086
SEWER MAINTENANCE DIVISION INDEX: 1512
PC: 11961 AS**

Developer:

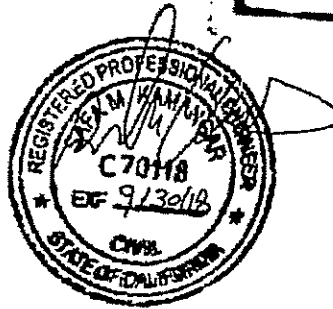
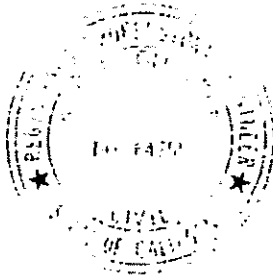
Spring Canyon Recovery Acquisition, LLC
c/o Paulson & Company, Inc.
(858) 500-6781
Contact: Patrick M. Parker

Engineer:

Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670
Contact: Safa Kamangar, P.E.
(949) 330-4138

APPROVED	CITY OF SANTA CLARITA ENGINEERING SERVICES DIVISION
	SIGNATURE <i>A. Marnell</i>
	DATE <i>4/30/2018</i>

With Upgrades per approval report.



Agency Approval:

A. Marnell

City of Santa Clarita
[Signature]

Santa Clarita Valley Water Agency

4/30/2018

Date
6/26/2018

Date

There were two different design criteria used to analyze the sewer system, the LACDPW criteria and the City of Santa Clarita/NCWD criteria. Each sewer reach was analyzed with the appropriate design criteria based on the ownership of the pipe, i.e. City pipes were analyzed using City design guidelines and LACDPW pipes were analyzed using LACDPW guidelines. Below is a brief description of each agencies design criteria.

The Los Angeles County Department of Public Works design criteria as stated in; Policies for Managing Available Sewer Capacity and Sewage Discharge in Excess of Design Capacity, identifies maximum sewer capacities. The Los Angeles County design criteria identifies that all sewer pipes 15-inches and smaller are considered full (100 percent) when the ratio of the depth of flow (d) over the pipe diameter (D) is equal to 0.5, expressed as d/D = 0.5. For those pipes that exceed this capacity (101 percent to 150 percent), no flow measurements or mitigation is required unless maintenance records warrant these actions. If the capacity exceeds 150 percent, flow measurements are required. Sewer pipes 15-inches and greater are considered full (100 percent) when the ratio of the depth of flow (d) over the pipe diameter (D) is equal to 0.75. It should be noted that the County is in the process of refining the maximum capacity criteria for sewer pipes 15-inches and greater, therefore this report identifies all pipes 15-inches and greater with a d/D equal to or greater than 0.75. Upon final review, some of these pipes may not require mitigation or flow monitoring.

The City of Santa Clarita and NCWD design criteria state that pipes that are 15-inches and smaller must not exceed 50 percent full, while pipes 15-inches and greater may flow 75 percent full.

VII. PROPOSED MITIGATION

Based on the existing sewer capacity analysis, it was found that under each scenario portions of the existing sewer system exceed the maximum capacity currently allowed and require mitigation. It was agreed upon by the City, that any existing sewer pipe that exceeds its allowable capacity due to the addition of Spring Canyon flows, shall be up-sized to accommodate the ultimate flow. Any pipe that exceeds capacity based upon future developments (beyond Spring Canyon), shall be the responsibility of the future development project to improve. A Sewer Mitigation Agreement was recorded between the developer and the City agreeing to the proposed off-site sewer mitigation (See Appendix J). Pipelines that require mitigation have been identified in Appendix D, as well as Table 3 below. Please also see Exhibit 5, which identifies the pipelines that require mitigation.

Table 3 – Deficient Pipe Summary

Street Name	PC Number	Ultimate Flow (cfs)	Segment		Existing Pipe Properties				Minimum Required Pipe Properties	
			MH #	MH #	Size (in)	Slope (%)	Length (ft)	d/D (%)	Diameter (in)	d/D (%)
Sequoia Road	11184	2.551	207	52	8	6.20	347	52.3%	12	31.9
Sequoia Road	11184	2.588	51	50	8	2.00	273	78.3%	15	31.4
Sequoia Road	11184	2.606	50	49	8	2.12	239	77.1%	15	31
Sequoia Road	11184	2.629	49	48	8	2.72	311	70.4%	15	29.3
Sequoia Road	11184	2.705	48	47	8	6.32	141	55.1%	12	32.6
Lost Canyon Road	10484	7.046	267	266	18	0.52	328	75.6%	21	47.1

Lost Canyon Road	10484	7.046	266	265	18	0.52	302	75.6%	21	47.1
Lost Canyon Road	10484	7.046	265	264	18	0.52	303	75.6%	21	47.1
Lost Canyon Road	10484	7.076	264	263	18	0.52	302	75.9%	21	47.2
Lost Canyon Road	9768R	14.010	142	141	18	0.20	157	100.0%	30	53.3
Lost Canyon Road	9768R	14.010	141	140	18	0.20	114	100.0%	30	53.3
Lost Canyon Road	9768R	14.010	140	139	18	0.20	19	100.0%	30	53.3
Lost Canyon Road	9768R	14.010	139	138	18	0.20	350	100.0%	30	53.3

Note: Deficient pipes identified for Scenario 1 only. Please also note that ultimate flows account for additional requirements set forth by the City of Santa Clarita as well as planned upgrades by the NCWD. See Appendix H for details.

VIII. SHADOW PINES SEWER LIFT STATION

The Shadow Pines Sewer Lift Station (SPSLS) is currently owned and operated by the Newhall County Water District (NCWD). NCWD has been in discussions with the City of Santa Clarita and the County to transition ownership of the lift station and force main to the City, and operation of the facility to the County. Per review by the County, the lift station does not meet the County's current design standards. The City and the County have requested that the lift station be upgraded to the current County design standards, prior to the lift station being transferred. The County provided a comment letter to NCWD identifying the elements of the lift station that do not meet current County design criteria. NCWD and the developer are currently reviewing the feasibility of implementing these improvements as a part of the Spring Canyon project. Upgrades to SPSLS will be required in order to accommodate the development. The extent of the upgrades will ultimately be determined by the owner of the lift station.

IX. CONCLUSION

Based on the findings of this report, a majority of the existing downstream sewer system has adequate capacity to accommodate the proposed Spring Canyon development. However, some of the existing sewer lines may exceed maximum allowable capacity as future developments are constructed, and may require mitigation.

Table 3 contains deficient pipelines identified using Scenario 1 flows. These pipes have been analyzed under an ultimate flow condition to determine the minimum required pipe diameter. The ultimate flow condition accounts for flows identified in Scenario 3, with additional flows added as a request by the City of Santa Clarita as well as future upgrades planned by the Newhall County Water District. Please see Appendix H for a detailed description of the ultimate flow used to determine the proposed diameters, as well as the capacity calculations for the mitigated pipes. It should be noted that the mitigated pipes were examined with the same slope and length as the existing pipes.

Flow tests may be required to determine actual flow conditions, and will require cooperation and coordination between the City of Santa Clarita, Newhall County Water District, and the Los Angeles County Department of Public Works. Flow test locations will be selected based on this analysis and discussions with the above-mentioned agencies.

Sewer Mitigation Agreement

RECORDING REQUESTED BY:

City of Santa Clarita
Development Services Division
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

WHEN RECORDED MAIL TO:

Armine Chaparyan, Interim City Clerk
City of Santa Clarita
23920 Valencia Blvd., Suite 120
Santa Clarita, CA 91355

Space above this line for Recorder's use.

TITLE(S)

SEWER MITIGATION AGREEMENT

SEWER MITIGATION AGREEMENT

This **SEWER MITIGATION AGREEMENT** (the "Agreement") is made and entered into effective as of ~~DECEMBER~~ 18, 2012 by and between the City of Santa Clarita, a municipal corporation, located at 23920 Valencia Boulevard, Suite 300, Santa Clarita, California 91355-2196, (the "City") and Santa Clarita Land JME, LLC, a Delaware limited liability company located at 23622 Calabasas Road, Suite 200, Calabasas, CA 91302 ("SCL"), collectively known as the "Parties."

PRELIMINARY STATEMENTS

A. SCL is engaged in a residential development project located in the County of Los Angeles (the "County") adjacent to the City of Santa Clarita, known as Spring Canyon Tentative Tract No. 48086 (the "Spring Canyon Development"), the legal description for which is attached hereto as Exhibit "A" and incorporated herein by reference (the "Property").

B. The City and SCL acknowledge that additional development adjacent to the City creates sewer capacity issues that contribute to the need for a sewer improvement project; and as a condition to the City's approval of the sewer area study, as set forth in a report dated June 24, 2011 prepared by RBF Consulting, (the "Off-Site Sewer Area Study for the Spring Canyon Development"), the City desires that the City and SCL enter into this Agreement.

C. The City has requested, and SCL has agreed, that, subject to the provisions of this Agreement, SCL will construct the approximately 3,186 lineal feet of sewer line upgrade improvements described in "Table 3 – Deficient Pipe Summary" of the Off-Site Sewer Area Study for the Spring Canyon Development, chiefly consisting of the upsizing of five existing 8-inch diameter sewer segments (1,311 LF) to the required 12-inch and 15-inch diameter gravity sewer line in Sequoia Road between Mammoth Lane and the northeast intersection with Yellowstone Lane; and the upsizing of four existing 18-inch diameter sewer segments (1,235 LF) to the required 21-inch diameter gravity sewer line in Lost Canyon Road beginning at Oak Spring Road and heading westerly; and the upsizing of four existing 18-inch diameter sewer segments (640 LF) to the required 30-inch diameter gravity sewer line in Lost Canyon Road beginning at Sand Canyon Road and heading westerly (the "Project"). Attached hereto as Exhibit "B" and incorporated herein is a conceptual schematic of the Project.

NOW THEREFORE, the Parties agree as follows:

1. Prerequisites to Recordation of Final Tract Map. Prior to the recordation hereafter on behalf of SCL of the first final tract map pertaining to any portion of the Spring Canyon Development for which a connection will be made to the existing sewer line in Yellowstone Lane (the "First Recordation"), SCL shall (a) obtain the City's approval of the Project, including the design of the Project, which approval shall not be withheld unreasonably, and (b) provide to the City documentation, reasonably satisfactory to the City, of a performance

bond pertaining to the Project in an amount equal to One Hundred Percent (100%) of the Cost Estimate as defined below in Paragraph 2.

2. Cost Estimate. As used herein, the "Cost Estimate" is that aggregate amount to be determined, based on improvement plans prepared by RBF Consulting as referenced above in Recital "C," by a cost and quantity estimate by SCL and approved by the City prior to the First Recordation.

3. Completion of Project: SCL must complete the Project prior to the Los Angeles County Department of Public Works certifying the completion of the Yellowstone Lift Station and the lift station being placed into service.

4. Alternate Mitigation. If, at any time prior to SCL's commencement of the actual construction of the Project as envisioned above, the City approves a different sewer area study that may affect the routing of sewage from the Spring Canyon Development, SCL may submit for the City's consideration a proposal for an alternative to the Project to mitigate the issues referenced above in Recital "B." In the event of such submission, the City agrees to evaluate such alternative in good faith.

5. Cooperation: Reimbursements. Upon execution of this Agreement, SCL and the City shall confirm to the County that SCL has satisfied the City's sewer mitigation requirements related to the Project. In addition, the City agrees that SCL's full performance in accordance with this Agreement shall satisfy all obligations to the City related to impacts of the Spring Canyon Development upon, and connection to, the sewer service within the City. This Agreement shall not prevent or preclude SCL's entitlement to reimbursements from third party projects benefitted by the upsized sewer improvements incorporated by SCL into the Project for the cost of sewer facilities constructed by SCL pursuant to this Agreement having a capacity exceeding that required to mitigate the sewer impact of the Spring Canyon Development, as such reimbursements are provided under applicable law.

6. Governing Laws. This Agreement shall be governed by, interpreted by, and construed in accordance with the laws of the State of California. Any litigation or claims related to this Agreement shall be determined by the state and federal courts located in Los Angeles, CA.

7. Partial Invalidity. If any provisions of this Agreement shall be held invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall nevertheless continue in full force and effect.

8. Non-Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by the authorized representative of a Party. No failure or delay by a party in exercising any right, power or remedy under this Agreement shall operate as a waiver of the right, power or remedy.

9. Entire Agreement. This Agreement sets forth the entire agreement between the Parties with respect to the subject business contemplated in this Agreement and supersedes all

prior and contemporaneous agreements, representations and discussions, written or oral, by or between the Parties with respect thereto. No amendment to this Agreement shall be effective unless in writing and signed by the duly authorized representatives of both Parties. This Agreement shall be inure of the benefit of and be binding upon the Parties and their respective successors and assigns and affiliates. The obligations set forth herein shall be binding upon SCL and any other current or subsequent owners of the Property.

10. Attorneys' Fees. The prevailing party in any litigation related to arising under this Agreement shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party.

11. No Third-Party Beneficiary. This Agreement is solely for the benefit of the Parties and their respective successors, and no third party shall claim any right or benefit hereunder.

State of California)

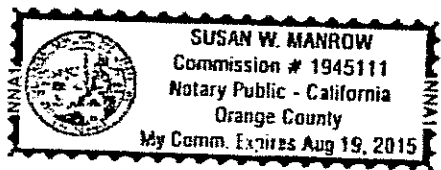
County of Orange)

On Oct. 8, 2012 before me, Susan W. Manrow, Notary Public, Notary Public, personally appeared John G. Markley who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my official hand and Seal.

Susan W. Manrow
Notary Public



State of California)

County of Los Angeles)

On December 18, 2012 before me, Linda Newman, Notary Public, personally appeared ~~DK Kerry Broeyer Armire Chaparrin~~ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

See attached

WITNESS my official hand and Seal.

Linda Newman
Notary Public



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1199

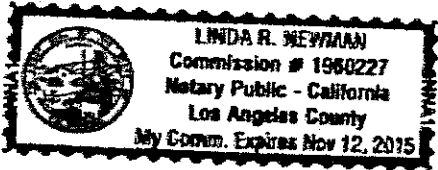
State of California

County of Los Angeles

On December 17, 2012 before me, Linda R Newman, Notary Public

personally appeared Robert Newman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Linda R Newman

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Acknowledgement

Document Date: December 17, 2012 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Individual Individual

Partner – Limited General Partner – Limited General

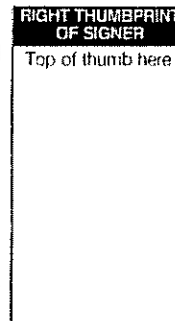
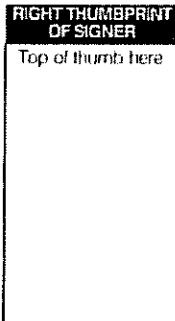
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

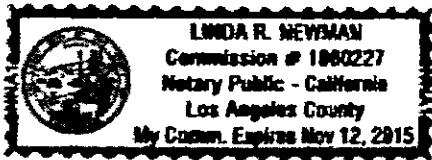
On December 18, 2012 before me, Linda R Newman, Notary Public

personally appeared Armine Chaparyan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Linda R Newman

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Acknowledgement

Document Date: December 18, 2012 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer -- Title(s): _____ Corporate Officer -- Title(s): _____

Individual Individual

Partner -- Limited General Partner -- Limited General

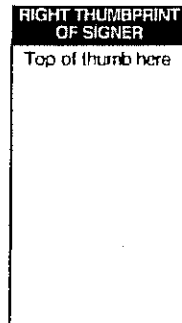
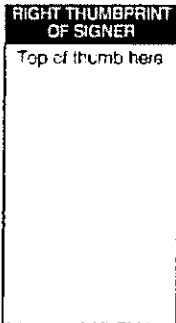
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____



IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and delivered by their respective duly authorized representatives.

Date: 12/17/2012

"City"

City of Santa Clarita,
a municipal corporation

By 
Robert Newman, Director of Public Works

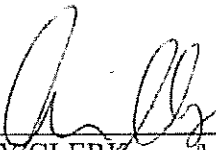
Date: October 8, 2012

"SCL"

Santa Clarita Land JME, LLC,
a Delaware limited liability company

By 
John G. Markley, Manager

ATTEST:


CITY CLERK, ARMINE CHAPARYAN

12/18/12
DATE

EXHIBIT "A"

Legal Description of Property

(See attachment.)

DESCRIPTION

PARCEL 1:

THE WEST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 23, 1880.

EXCEPT THEREFROM AN UNDIVIDED ONE-SIXTEENTH INTEREST IN AND TO ALL OIL AND GAS IN AND UNDER SAID LAND AS RESERVED TO THE STATE OF CALIFORNIA, IN PATENT RECORDED IN BOOK 17785 APGE 112, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND OWNED BY GRANTORS BELOW A DEPTH OF 500 FEET FROM THE SURFACE AS GRANTED TO FAIRVIEW PROPERTIES, INC., A CORPORATION, BY DEED RECORDED JULY 11, 1967 IN BOOK D 3699 PAGE 291 AS INSTRUMENT NO. 2700 OFFICIAL RECORDS.

PARCEL 2:

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 23, 1880.

EXCEPT THEREFROM AN UNDIVIDED ONE-SIXTEENTH INTEREST IN AND TO ALL OIL AND GAS IN AND UNDER SAID LAND AS RESERVED TO THE STATE OF CALIFORNIA IN PATENT RECORDED IN BOOK 17785 PAGE 112, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND OWNED BY GRANTORS BELOW A DEPTH OF 500 FEET FROM THE SURFACE AS GRANTED TO FAIRVIEW PROPERTIES, INC., A CORPORATION, BY DEED RECORDED JULY 11, 1967 IN BOOK D 3699 PAGE 291 AS INSTRUMENT NO. 2700 OFFICIAL RECORDS.

PARCEL 3:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, ALL IN TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 23, 1880.

EXCEPT THEREFROM AN UNDIVIDED ONE-SIXTEENTH INTEREST IN AND TO ALL OIL AND GAS IN AND UNDER SAID LAND AS RESERVED TO THE STATE OF CALIFORNIA, IN PATENT RECORDED IN BOOK 17785 PAGE 112, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM, ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM, AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND OWNED BY GRANTORS BELOW A DEPTH OF 500 FEET FROM THE SURFACE AS GRANTED TO FAIRVIEW PROPERTIES, INC., A CORPORATION BY DEED RECORDED JULY 11, 1967 IN BOOK D 3699 PAGE 291 AS INSTRUMENT NO. 2700, OFFICIAL RECORDS.

ALSO EXCEPT FROM SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

DESCRIPTION

BEGINNING AT A POINT 310.16 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17; THENCE 250 FEET NORTHEAST FOLLOWING COUNTY ROAD; THENCE 150 NORTHWEST TO SECTION LINE; THENCE 300 FEET SOUTH TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 DISTANT THEREON SOUTH 0 DEGREES 19'21" WEST 827.82 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17 SAID LAST MENTIONED POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THE DESCRIPTION AND BEING A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 420 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, FROM A TANGENT WHICH BEARS NORTH 69 DEGREES 28'45" EAST THROUGH AN ANGLE OF 29 DEGREES 36'00" AN ARC DISTANCE OF 216.98 FEET, TO A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 480 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 57 DEGREES 03'11" AN ARC DISTANCE OF 477.97 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE, SOUTH 83 DEGREES 34'04" EAST, 116.61 FEET TO A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 570 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 26 DEGREES 25'23" AN ARC DISTANCE OF 262.87 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE, NORTH 70 DEGREES 30'33" EAST, 963.84 FEET TO A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 570 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 32 DEGREES 26'37" AN ARC DISTANCE OF 322.76 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 17 DISTANT ALONG SAID LAST MENTIONED NORTHERLY LINE NORTH 89 DEGREES 38'55" WEST 516.81 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17.

PARCEL 4:

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 23, 1880.

EXCEPT THAT PORTION OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID EAST HALF, THENCE ALONG THE SOUTHERLY LINE THEREOF, NORTH 89 DEGREES 38'55" WEST 516.81 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 570 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE FROM A TANGENT WHICH BEARS NORTH 38 DEGREES 03'56" EAST, THROUGH AN ANGLE OF 1 DEGREES 35'13" AN ARC DISTANCE OF 15.78 FEET; THENCE TANGENT TO SAID CURVE NORTH 36 DEGREES 28'43" EAST 92.04 FEET TO A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 630.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 20 DEGREES 15'59" AN ARC DISTANCE OF 222.84 FEET; THENCE NORTH 56 DEGREES 44'42" EAST 272.19 FEET; THENCE NORTH 48 DEGREES 19'16" EAST 95.05 FEET TO THE EASTERLY LINE OF SAID WEST HALF, DISTANT ALONG SAID EASTERLY LINE NORTH 0 DEGREES 54'32" EAST 454.57 FEET FROM SAID SOUTHEASTERLY CORNER, THENCE ALONG SAID EASTERLY LINE SOUTH 0 DEGREES 54'32" WEST 454.57 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM AN UNDIVIDED ONE-SIXTEENTH INTEREST IN AND TO ALL OIL AND GAS IN AND UNDER SAID LAND AS RESERVED TO THE STATE OF CALIFORNIA IN PATENT RECORDED IN BOOK 17785 PAGE 112, OFFICIAL RECORDS.

DESCRIPTION

ALSO EXCEPT THEREFROM OIL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND OWNED BY GRANTORS BELOW A DEPTH OF 500 FEET FROM THE SURFACE AS GRANTED TO FAIRVIEW PROPERTIES, INC., A CORPORATION BY DEED RECORDED JULY 11, 1967 IN BOOK D 3699 PAGE 291 AS INSTRUMENT NO. 2700, OFFICIAL RECORDS.

PARCEL 5:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 23, 1880, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID NORTH HALF OF SAID NORTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 17, SOUTH 89 DEGREES 38'55" EAST, 731.65 FEET; THENCE SOUTH 42 DEGREES 54'49" WEST, 96.11 FEET; THENCE SOUTH 71 DEGREES 17'08" WEST, 268.71 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID NORTHEAST QUARTER, DISTANT ALONG SAID WESTERLY LINE 301.64 FEET SOUTHERLY FROM SAID NORTHWESTERLY CORNER; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 301.64 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING UNTO THE STATE OF CALIFORNIA ANY AND ALL RIGHTS OF INGRESS TO AND EGRESS FROM THE REAL PROPERTY HEREIN CONVEYED TO OR FROM THE FREEWAY LYING SOUTHERLY OF SAID REAL PROPERTY, AS SET FORIN IN DEED RECORDED NOVEMBER 15, 1963 IN BOOK D2257 PAGE 919, OFFICIAL RECORDS.

IT IS THE PURPOSE OF THE FOREGOING EXCEPTION AND RESERVATION TO PROVIDE THAT NO EASEMENT OF ACCESS IN AND TO SAID FREEWAY SHALL ATTACH OR BE APPURTENANT TO THE PROPERTY HEREBY CONVEYED BY REASON OF THE FACT THAT THE SAME ABUTS UPON A PUBLIC WAY ADJOINING SAID FREEWAY, WITH ACCESS ONLY TO THE FREEWAY BEING RESTRICTED.

ALSO EXCEPT THEREFROM ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITH OR NOT OTHERWISE RESERVED UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL DIG OR MINE THROUGH THE SURFACE THEREOF, AS EXCEPTED IN THE DEED ABOVE MENTIONED.

PARCEL 6:

THAT PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID EAST HALF DISTANT THEREON NORTH 0 DEGREES 54'32" EAST 389.68 FEET FROM THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 48 DEGREES 19'16" EAST 1047.46 FEET; THENCE NORTH 35 DEGREES 37'05" EAST 978.26 FEET; THENCE NORTH 49 DEGREES 41'00" EAST 411.66 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 28 DEGREES 18'50" EAST NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2170 FEET THROUGH A CENTRAL ANGLE OF 29 DEGREES 14'57" AN ARC DISTANCE OF 1107.77 FEET; THENCE TANGENT TO SAID CURVE NORTH 57 DEGREES 33'47" EAST 295.65 FEET; THENCE NORTH 21 DEGREES 09'17" EAST 415.75 FEET TO A POINT IN THE EAST LINE OF SAID SECTION DISTANT THEREON NORTH 4 DEGREES 22'56" WEST 831.11 FEET FROM THE QUARTER CORNER IN SAID EAST LINE; THENCE ALONG SAID EAST LINE NORTH 4 DEGREES 22'56" WEST 1820.28 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE NORTH

DESCRIPTION

LINE OF SAID SECTION NORTH 89 DEGREES 42'56" WEST 2594.66 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID EAST HALF OF SAID SECTION 8; THENCE ALONG SAID WESTERLY LINE OF SAID EAST HALF SOUTH 0 DEGREES 54'32" WEST 4935.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS INCLUDED WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8.

EXCEPT THEREFROM 51% OF ALL PETROLEUM, OIL, NATURAL GAS, MINERALS, OR OTHER HYDROCARBON SUBSTANCES IN OR UNDER THE LAND DESCRIBED, EXCEPT ALL PETROLEUM, OIL, NATURAL GAS, MINERALS OR ANY OTHER HYDROCARBON SUBSTANCES IN OR UNDER THE LAND ABOVE A DEPTH OF 525 FEET FROM THE SURFACE, WITHOUT THE RIGHT OF SURFACE ENTRY, GRANTOR COVENANTS AND AGREES WITH GRANTEE AND FOR HIS HEIRS, SUCCESSORS AND ASSIGNS THAT IF GRANTOR OR HIS HEIRS, SUCCESSORS AND ASSIGNS SHALL FOR A PERIOD OF 20 YEARS FROM DATE OF THIS DEED COMMENCE DRILLING OR MINING OPERATIONS FOR PETROLEUM, OIL, NATURAL GAS, MINERALS, OR OTHER HYDROCARBON SUBSTANCES THE GRANTEE AND HIS HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT TO REMOVE ANY DRILLING RIGS, TOWERS, OR OTHER STRUCTURES WHICH MAY BE ERECTED TO A HEIGHT GREATER THAN 20 FEET ABOVE THE SURFACE WITHIN 180 DAYS AFTER THE CESSATION OF SUCH DRILLING OR MINING OPERATIONS BUT IN NO EVENT MORE THAN 2 YEARS AFTER THE COMMENCEMENT THEREOF, AS RESERVED IN THE DEED DATED JULY 9, 1976 AND RECORDED JULY 20, 1976 AS INSTRUMENT NO. 1213, OFFICIAL RECORDS.

COPY

WATER AND SEWER SERVICE AGREEMENT

1. IDENTIFICATION.

This Water and Sewer Service Agreement ("Agreement") is made and entered into effective this 12 day of OCTOBER, 2006, by and between PARDEE HOMES, a California corporation (hereafter "Developer"), and NEWHALL COUNTY WATER DISTRICT, a public water district ("NCWD"), sometimes referred to individually as a "Party" and collectively as Parties", and is based upon the following facts:

2. RECITALS.

A. Developer has the right to acquire approximately 548 acres of property in the unincorporated area of Los Angeles County known as Pinetree . Said property is described in Exhibit A and depicted on Exhibit B attached hereto (the "Property").

B. Developer has plans to develop the Property for residential use into 494 lots, plus related public facilities for fire protection, law enforcement and open space parks. The improved residential lots and related public facilities are known as Tract Map No. 48086 and commonly referred to as "Spring Canyon" (hereafter the "Development").

C. In order to accommodate the intended residential use of the Property, Developer needs to obtain a reliable water supply and a means by which wastewater may be collected and transmitted to County Sanitation District facilities for treatment and disposal.

D. On October 19, 2000, NCWD issued the County of Los Angeles a water service Will Serve letter for the Development.

E. NCWD provides water on a retail basis for domestic and fire protection purposes within its boundaries and operates a sewage lift station and various sewer transmission lines in the vicinity of the Property (together "Water and Sewer Service" and separately "Water Service" or "Sewer Service" as the case may be).

F. NCWD currently provides Water Service from groundwater supplies and from imported water purchased from Castaic Lake Water Agency ("CLWA"), a wholesaler of imported water supplies.

G. In order for NCWD to provide Water and Sewer Service to the Property, certain new water and sewer facilities will have to be designed and constructed and other existing facilities for the production, transmission, storage and distribution of water and waste water operated by NCWD may have to be upgraded and/or expanded.

H. NCWD acknowledges that upon the upgrading of existing water and sewer system facilities and the construction of additional water and sewer system improvements, and

provided there is an adequate water supply available, NCWD should be able to provide Water and Sewer Service to the Development, subject to NCWD's rules and regulations regarding Water and Sewer Service.

I. Developer is willing to enter into this Agreement to provide for the design and construction of the additional water and sewer system improvements and upgrading of certain existing water and sewer system facilities required by NCWD in order for NCWD to provide Water and Sewer Service to the Development.

3. AGREEMENTS.

NOW, THEREFORE, the Parties agree as follows:

3.1. DEVELOPER REQUIREMENTS AND OBLIGATIONS. Developer agrees to perform or cause to be performed the following:

3.1.1. The Parties acknowledge and agree that although some water and sewer facilities necessary to provide service to the Development exist, NCWD cannot now determine or identify what upgrades or additional water and sewer facilities need to be designed and constructed to accommodate the Development. Accordingly, Developer shall design and construct, or cause to be designed and constructed, at its sole cost and expense in accordance with NCWD's Standard Specifications for Construction, subject to the inspection and reasonable

approval of NCWD, including approvals of materials, and in compliance with all legal requirements and applicable rules and regulations, all upgrades of existing facilities and additional water and sewer system facilities which NCWD shall reasonably determine are necessary to provide service to the Development (together "Water and Sewer System Facilities" and separately "Water System Facilities and "Sewer System Facilities"). Developer shall pay for or reimburse NCWD for all out-of-pocket costs (including the reasonable value of staff time) incurred by NCWD in reviewing and approving the design of the Water and Sewer System Facilities in accordance with (and subject to) Paragraphs 3.1.21 and 3.1.22 below. The Parties acknowledge and agree that, for future planning purposes, some of the Water System Facilities may be designed and constructed with excess capacity or oversized to accommodate future growth. To the extent Developer incurs actual reasonable costs in excess of the reasonable design and construction costs related to the Water System Facilities necessary to support and accommodate only the Development and not future growth, Developer shall be entitled to be reimbursed for such excess costs pursuant to Paragraph 3.1.5 below.

3.1.2. NCWD has approved Developer's retention of RBF Consulting ("RBF") to provide design services for the Water and Sewer System Facilities. A report prepared by RBF entitled Water and Wastewater Analysis that identifies the facilities needed to adequately provide the Development with water and sewer service is attached hereto as Exhibit "D". Subject to the reasonable approval of NCWD and, further, subject to the requirements of this Agreement, Developer shall enter into a contract with a general contractor or contractors for the construction of the Water and Sewer System Facilities.

3.1.3. Prior to the commencement of any construction work, Developer shall provide to NCWD a policy or certificate of liability insurance in which NCWD is named as an additional insured, along with its directors, officers, employees, agents, consultants, engineers, attorneys and volunteers, against all claims arising out of or in connection with the work to be performed. The policy (or policies) of insurance shall remain in full force and effect until the work is accepted by NCWD. NCWD, its directors, officers, employees, agents, consultants, engineers and volunteers shall be covered as additional insureds under the insurance provided by Developer with respect to the following: liability arising out of activities performed by or on behalf of Developer or any contractor or subcontractor; products and completed operations of Developer or any contractor or subcontractor; premises owned, occupied or used by Developer or any contractor or subcontractor; or automobiles owned, leased, hired or borrowed by Developer or any contractor or subcontractor. The coverage shall contain no special limitations on the scope of protection afforded the additional insureds. The above-referenced insurance policy (or policies) shall be furnished at Developer's expense, in a form and with insurance companies authorized to do business and having an agent for service of process in California and an "A-" policyholder's rating and a financial rating of at least Class VIII in accordance with the most recent Best's Insurance Guide, or if Best's is no longer published, comparable ratings from a service reasonably acceptable to NCWD. Such insurance, in addition to the multiple additional named insured endorsements set forth above, shall be broad form commercial general liability insurance in the amounts set forth below, and shall contain additional endorsements providing as follows: (i) blanket contractual liability coverage for Developer or contractor indemnification obligations owing to District and others pursuant to this Agreement and any agreements between Developer and contractor(s); (ii) coverage for

explosion, collapse, underground excavation and removal of lateral support; (iii) that the insurance may not be canceled or reduced until thirty (30) days after NCWD has actually received written notice of such cancellation or reduction; (iv) "cross liability" or "severability of interest" coverage for all insureds under the policy or policies; (v) that any other insurance maintained by NCWD or any other named or additional insured is excess insurance, and not contributing insurance with the insurance required herein; and (vi) that the coverage afforded the additional insureds shall not be affected by any failure of Developer, contractor or any subcontractor to comply with reporting requirements or other provisions of the policy or policies, including breaches of warranties. The amount of coverage shall be no less than the following:

(a) General bodily injury and property damage – Five Million Dollars (\$5,000,000) per occurrence, and aggregate.

(b) Automobile bodily injury and property damage – Five Million Dollars (\$5,000,000) per occurrence, including owned, non-owned and hired autos, and providing coverage for loading and unloading.

The evidence of insurance required to be provided to NCWD shall include original copies of the ISO CG 2010 (or insurer's equivalent) signed by the insurer's representative and certificate(s) of insurance (Accord Form 25-S or equivalent) reflecting the existence of the required insurance. Commercial general liability insurance must include NCWD's and Developer's Protective Coverage, Products-Completed Operations Coverage,

Premises-Operations Coverage, and coverage of NCWD's facilities during the course of construction.

Developer shall insure that the contractor and all subcontractors performing work on the Water and Sewer System Facilities are aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and that all contractors will comply with such provisions before commencing the performance of the work under any agreement with Developer. Developer shall insure that the contractor and subcontractors keep workers' compensation insurance for their employees in effect during performance of all work covered or contemplated by this Agreement.

3.1.4. Subject to the terms and conditions contained herein, Developer shall pay during the term of this Agreement NCWD's prevailing charges for any plan checking, meters, inspection, meter setting, meter boxes, check valves and other outside services concerning the Development in accordance with NCWD Rules and Regulations and as set forth in Paragraph 3.1.21, below. For purposes of this Agreement, a "prevailing charge" shall mean a charge that is imposed generally through out the Pinetree Service Area for comparable uses.

3.1.5. Developer shall pay all sums owing to NCWD under its policies, rules and regulations for water service connection fees under the Connection Fee Policy for the Pinetree Service Area and other charges and fees, prior to commencement of Water Service to the Development. Developer acknowledges NCWD has delivered a copy of the Connection Fee

Policy to Developer. The Water Connection Fees are subject to adjustment pursuant to the Connection Fee Policy. Water Connection Fees shall be calculated in accordance with the Connection Fee Policy in effect at the time such fees are paid.

3.1.5.1. Developer acknowledges that the Water Connection Fees adopted by the Connection Fee Policy constitute the sum of two component fees: (1) a Master Plan Facilities Fee based on the reasonable cost of designing and constructing new Water System Facilities required to serve the Development; and (2) a Back-Up Facilities Fee based upon the reasonable cost of replacing, repairing and maintaining existing NCWD water system facilities which will support and benefit the Development.

3.1.5.2. Developer shall pay to NCWD the Back-Up Facilities Fee portion of the Water Connection Fees in cash for any connection in the Development at or before the time Developer obtains a building permit for such residence or other facility. Developer's payment of all costs related to the design and construction of the Water System Facilities shall constitute full payment of the Master Plan Facilities Fee portion of the Connection Fees for the Development.

3.1.5.3. During the course of construction of the Water System Facilities, Developer shall prepare and submit to NCWD periodic accountings in such form as NCWD may reasonably require, certified as correct by Developer, which set forth in detail all expenditures made by Developer in connection with the design and

construction of the Water System Facilities during the preceding reporting period. Such statements shall be submitted by Developer periodically as the Parties shall agree, but not less frequently than each calendar quarter (January 1, April 1, July 1 and October 1) while the Water System Facilities are under construction. Developer shall also submit such supporting or additional documentation pertaining to such expenditures as NCWD may reasonably require, including but not limited to all billings and invoices related to said work and all records of Developer relating to said construction, which shall be subject to audit and verification by NCWD.

3.1.5.4. After completion of construction of all Water System Facilities and conveyance to and acceptance thereof by NCWD pursuant to Paragraph 3.1.27 below, Developer shall submit a final accounting for NCWD's approval summarizing all expenditures related to the Water System Facilities. Thereafter, the Parties shall negotiate in good faith using their best efforts to reach agreement on the amount of expenditures incurred and paid by Developer because the Water System Facilities were oversized or designed with excess capacity to accommodate future growth in the Pinetree Service Area. If the Parties cannot reach such agreement within thirty (30) calendar days after submission of Developer's final accounting, the Parties shall jointly prepare a statement of each Party's final position with respect to such excess expenditures. Thereafter, the Parties shall jointly appoint a single neutral arbitrator with engineering and/or construction expenses to determine said amount and, if the Parties cannot so agree within seven (7) calendar days, they shall apply to American Arbitration Association ("AAA") to appoint a qualified arbitrator to make such determination. In

either event, the arbitrator appointed shall conduct such hearing(s) as the arbitrator, in his or her sole discretion, deems necessary and/or appropriate, but may only select the final offer of either Party as set forth in the joint statement as the appropriate amount. The Party whose final proposal is not selected by the arbitrator shall pay all costs associated with the arbitrator's determination, including the arbitrator's fee and costs, and all expenses and charges of the AAA related thereto. The arbitrator shall render his or her decision within fifteen (15) calendar days of appointment by the Parties or AAA.

3.1.5.5. Developer shall be entitled to be reimbursed by NCWD for such excess expenditures as determined in Paragraph 3.1.5.4., above, in accordance with the following formula:

$$\frac{EE}{edu} = \$ \text{ per edu}$$

EE: Excess Expenditures

edu: number of connections outside the Development which NCWD designed the Water System Facilities to accommodate as future growth.

Reimbursements by NCWD shall be paid over to Developer within thirty (30) days after NCWD receives payment of a Back-Up Facilities Fee payment from a person, developer or entity actually connecting to the Water System Facilities. Such payment shall be accompanied by an accounting showing how the payment was calculated. Developer's right to receive reimbursement under this Paragraph 3.1.5.5. is subject to the right of District to off-set against any sums payable to Developer the amount of any indebtedness

due or owing by Developer to District. Further, Developer's right to receive reimbursements hereunder shall terminate twelve (12) years after the date District accepts the transfer and conveyance of the Water System Facilities from Developer under Paragraph 3.1.27.

3.1.6 Developer shall pay all sums owing to NCWD under its policies, rules and regulations for Sewer Service Connection Fees under the Sewer Connection Fee Policy for the Pinetree Area. Said payment shall be made in cash at or before the time Developer obtains a building permit for any residence or other facility within the Development. Developer acknowledges that NCWD is now in the process of developing the Sewer Connection Fee Policy for the Pinetree Area, which policy will specify that Sewer Service Connection Fees will be subject to adjustment from time to time by NCWD. Sewer Connection Fees will be calculated in accordance with the Sewer Connection Fee Policy in effect at the time such fees are paid. Developer shall not pay any such fees until after NCWD has adopted the Sewer Connection Fee Policy establishing the Sewer Service Connection Fees.

3.1.6.1. The Parties anticipate that the Sewer Connection Fee Policy will establish a fee composed of two parts: (1) a Master Plan Facilities Fee which shall be the actual cost of designing and constructing new sewer system facilities, or upgrading existing sewer facilities, required to serve the Development; and (2) a Back-Up Facilities Fee based upon the reasonable cost of replacing, repairing and maintaining existing NCWD sewer system facilities which will support the Development.

3.1.6.2. Developer shall pay to NCWD the Back-Up Facilities Fee portion of the Sewer Connection Fees in cash for any connection in the Development at or before the time Developer obtains a building permit for the structure or facility to be connected to or through NCWD's Sewer System Facilities. Developer shall also pay all costs related to the design and construction of new Sewer System Facilities, or the upgrading or expansion of existing Sewer System Facilities, if any, necessary to provide Sewer Service to the Development.

3.1.6.3. Developer shall submit upon completion of construction a financial statement and accounting for NCWD approval summarizing all expenditures incurred and paid by Developer in designing, constructing and upgrading the Sewer System Facilities, with such additional supporting documentation as may be reasonably requested by NCWD.

3.1.7. Developer shall pay to CLWA all connection or other fees established by CLWA relating to Water Service to the Property and the Development.

3.1.8. Developer shall acquire and transfer, at its sole cost and expense, any and all easements and other interests in real property within the Development which are reasonably necessary for the construction and operation of the Water and Sewer System Facilities, together with title insurance showing title vested in NCWD as to each easement or other interest, in an amount valued at not less than Twenty-Five Thousand Dollars (\$25,000) each. If NCWD determines there are other easements and/or real property interests outside the

boundaries of the Development which are necessary in order for NCWD to provide Water or Sewer Service to the Development, the Parties shall cooperate in good faith to obtain such easements or real property interests. All costs associated with acquisition of such easements or real property interests shall be paid by Developer.

3.1.9. Developer shall comply, and require that the contractor and all subcontractors comply, with applicable laws, rules, regulations and requirements related to or connected in any way with the design and construction of the Water and Sewer System Facilities, including but not limited to the prevailing wage requirements relating to public improvements.

3.1.10. Developer shall beneficially use water provided by District pursuant to this Agreement solely and only in connection with the Development on the Property.

3.1.11. To the fullest extent permitted by law, Developer shall indemnify and hold harmless NCWD, its directors, officers, agents, employees, consultants and volunteers (together "Indemnified Parties") consultants and volunteers from and against all claims, damages, losses, expenses, and other costs, including, but not limited to, costs of defense and attorneys' fees, arising out of or resulting from or in connection with the design or construction of the Water and Sewer System Facilities, the Development or the Property (the "Work"), both on and off the job site, provided that any such liability (1) is attributable to personal injury, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, and (2) is caused in whole or in part by an

act or omission of Developer, contractor, any subcontractor, any supplier, anyone directly or indirectly employed by any of them or anyone for whose acts or omissions any of them may be liable, except to the extent caused by the active negligence or willful misconduct of any one of the Indemnified Parties, in which case, such indemnity shall not apply. The obligation hereunder shall not be abridged, reduced or discharged by the maintenance of insurance by any contractor or Developer. Developer shall indemnify and hold harmless the Indemnified Parties from and against all losses, expenses, damages (including damages to the Property or Water and Sewer System Facilities), attorneys' fees, and other costs, including all costs of defense, which any of them may incur with respect to the failure, neglect, or refusal of Developer or any contractor to faithfully perform the Work and/or any of their obligations under this Agreement or under any agreement between Developer and contractor.

3.1.12. To the extent Developer requires the use of construction water, such water shall be provided through a separate meter and in accordance with the NCWD Rules and Regulations in effect at the time the permit is issued for the construction work.

3.1.13. Upon completion of the Water and Sewer System Facilities, and concurrently with acceptance thereof by NCWD as hereinafter provided, Developer shall provide NCWD with as-built drawings depicting the Water and Sewer System Facilities.

3.1.14. All work relating to the Water and Sewer System Facilities shall be performed or supervised by a general contractor possessing that class of contractor's license issued pursuant to Division 3, Chapter 9, of the Business and Professions Code required for

construction of the said Facilities. The general contractor with whom Developer proposes to enter into a contract for construction of any Water or Sewer System Facility shall be subject to the reasonable prior approval of NCWD. The approved general contractor retained by Developer is sometimes referred to herein as the "Contractor." Developer shall secure from the Contractor and provide to NCWD the following information for review and approval by NCWD:

3.1.14.1. Information regarding the Contractor's experience, financial condition and business references to be set forth on the form attached as Exhibit E. Contractor shall have at least five (5) years' experience in performing similar work.

3.1.14.2. The Contractor's Licensing Statement in the form attached as Exhibit F.

3.1.14.3. The names and addresses of subcontractors, if any, who will perform work under the contract between Developer and Contractor or who will specially fabricate and install a portion of the work, shall be set forth on the form attached as Exhibit G. The contract between Contractor and Developer shall provide that subcontractors may not be substituted without NCWD's prior approval. Contractor may not subcontract for more than fifty percent (50%) of the work to be performed under its contract with Developer.

3.1.15. NCWD shall at reasonable times and upon reasonable notice have access to the Development, the Property and sites where Water and Sewer System Facilities are under construction or being installed and shall be provided with every opportunity for ascertaining full knowledge respecting the progress, workmanship, and character of the materials and equipment used and employed in construction of said Facilities. Contractor shall give at least forty-eight (48) hours notice to NCWD in advance of any work being performed on a Saturday, Sunday or holiday designated by NCWD, or for more than eight (8) hours in a work day. Contractor shall give at least twenty-four (24) hours notice to NCWD in advance of back filling or otherwise covering any part of the said Facilities constructed so that NCWD may, if desired, inspect such work before it is concealed. The observation, if any, by NCWD of the construction of the said Facilities shall not relieve Developer or Contractor of any of their obligations under this Agreement. Defective work shall be made good, and materials and equipment furnished and work performed which is not in accordance with the approved plans, and NCWD's current Standard Specifications for Construction, may be rejected notwithstanding the fact that such materials, equipment and work have been previously inspected by NCWD.

3.1.16. Developer shall have a written agreement with Contractor, which agreement shall incorporate by reference the terms and conditions of this Agreement and shall contain a provision by which the Contractor agrees to be bound by the terms and conditions of this Agreement. A fully executed copy of the agreement between Developer and Contractor shall be delivered to NCWD prior to commencement of work by the Contractor.

3.1.17. Prior to Contractor's commencement of construction of the Water and Sewer System Facilities, Developer shall furnish and deliver to NCWD a bond with a responsible corporate surety or corporate sureties reasonably acceptable to NCWD conditioned upon the faithful performance by Developer of all covenants and conditions of this Agreement with respect to the construction of the Water and Sewer System Facilities. Said bond shall be in the form attached hereto as Exhibit H and shall be in an amount that is not less than one hundred percent (100%) of the total amount payable under Contractor's agreement with Developer for the construction of the Water and Sewer System Facilities.

3.1.18. Prior to commencement of work, Developer shall furnish a payment bond. Said payment bond shall be in a sum not less than one hundred percent (100%) of the total amount payable under contractor's agreement with Developer for the construction of the Water and Sewer System Facilities, and shall be on the mandatory form attached hereto as Exhibit I.

3.1.19. The surety or sureties on any bond furnished hereunder must be reasonably satisfactory to NCWD. If during the course of construction any of the sureties in the reasonable discretion of NCWD are or become insufficient, NCWD may require additional sufficient sureties which the Contractor shall furnish to the satisfaction of NCWD within fifteen (15) calendar days after written notice thereof.

3.1.20. Developer shall provide NCWD with a schedule for construction of the Water and Sewer System Facilities and shall keep NCWD advised of the schedule and

progress of work. The construction work hereunder shall not commence unless (a) there has been a pre-construction meeting with representatives of NCWD, Developer and Contractor in attendance; (b) NCWD has been given written notice of the name and telephone number of Contractor's job superintendent who shall be Contractor's representative at the job site and shall have authority to act on behalf of Contractor, and the name and telephone number of Contractor's alternate in the event the job superintendent is unavailable; and (c) NCWD has been given at least five (5) business days written notice of the commencement of construction. Construction of the Water and Sewer System Facilities shall commence within thirty (30) days after the pre-construction meeting and shall be completed (except for minor punchlist items) within two (2) years after commencement. Developer shall not be deemed in breach of this Agreement because of delays in completion of construction of the Water and Sewer System Facilities due to unforeseeable causes beyond the reasonable control and without the fault of Developer and/or Contractor. Developer shall include such time for completion in its agreement with Contractor.

3.1.21. Developer shall pay NCWD's prevailing charges for meters, inspection, meter setting, contract administration, Water Connection Fees, Sewer Connection Fees, meter boxes, check valves, meter jumpers and outside services then in effect upon issuance of a building permit for any residence within the Development. The prevailing charges as of the date hereof are:

(a)	Meter, meter boxes and valves	\$345.64 each meter boxes and valves
(b)	Meter setting	\$50.00 each
(c)	NCWD Labor, Equipment, and Material	\$ Billed at Cost
(d)	Water Connection Fees (Pinetree Service Area)	\$ To be determined in accordance with the applicable policy
(e)	Sewer Connection Fees	\$ To be determined in accordance with the applicable policy to be adopted by NCWD
(f)	Contract Administration and Inspection	\$ Billed as provided in Paragraph 3.1.22
(g)	Outside services	\$ Billed at Cost
	Total	\$ To be determined

3.1.22 Developer shall pay to NCWD a fee for NCWD's design, inspection and contract administration costs and services equal to two point twenty-five percent (2.25%) of the Total Project Cost incurred by Developer for the design and construction of the Water and Sewer System Facilities, exclusive of any and all other payments to NCWD under Paragraph 3.1.21, above. Prior to commencement of work, Developer shall pay one-half (½) the inspection and contract administration fees owed to NCWD based on the agreement(s) between Developer and Contractor(s). Thereafter, Developer shall pay NCWD one-half (½) of the balance of such fees one (1) year after commencement of work and the remainder two (2) years after commencement of work. Any increase in the cost of design and construction by change order, or otherwise, shall result in a corresponding increase in the inspection and contract administration fees payable to NCWD.

3.1.23. All work related to construction of the Water and Sewer System Facilities is for the convenience of and at the request of Developer, who shall be solely responsible for all costs and expenses in connection therewith. NCWD shall not be responsible to Contractor or its subcontractors, suppliers or materialmen for such work. Developer shall not permit liens or claims of any type to be enforced against the Water and Sewer System Facilities, however such liens or claims may arise. Regardless of the merits of any such lien or claim, Developer shall, within ten (10) business days of the assertion thereof, cause said claim to be discharged or provide a bond releasing such claim, in a form reasonably satisfactory to NCWD.

3.1.24. The agreement between Developer and Contractor shall require that: (a) Contractor shall conduct its operations so as to avoid injury or damage to any person or property, and to minimize any obstruction and inconvenience to the public; (b) Contractor shall comply with all applicable laws or regulations relating to the work under the agreement with Developer, including safety measures applicable in particular operations or kinds of work; (c) Contractor shall provide and maintain such fences, barriers, directional signs, lights, and flag men as are necessary to give adequate warning to the public at all times of any dangerous conditions to be encountered as a result of the construction work and to give directions to the public; and (d) Contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during construction of the Water and Sewer System Facilities.

3.1.25. Developer guarantees all work against defects in workmanship or materials for a period of one (1) year after NCWD's acceptance of the Water and Sewer System Facilities. Developer shall repair or remove and replace any and all such work, together with any other work which may be displaced in so doing, that is found to be defective in workmanship and/or materials within said one (1) year period, without expense whatsoever to NCWD. In the event of a failure by Developer to comply with the above-mentioned conditions within seven (7) business days after being notified in writing, NCWD shall be entitled to have the defects remedied and the work repaired or replaced at the expense of Developer. Developer agrees to pay all such expenses promptly on demand therefore by NCWD. The performance bond and the payment bond shall continue in full force and effect for the guarantee period. Additionally, Developer shall provide NCWD with any manufacturer warranties that may be applicable to materials or equipment included in the Water and Sewer System Facilities.

3.1.26. Developer shall protect and maintain the Water and Sewer System Facilities through completion thereof and until transferred to NCWD pursuant to Paragraph 3.1.27, below. In the event all or any part of the Water and Sewer System Facilities are damaged or destroyed prior to Developer transferring the same to NCWD, Developer shall repair or replace said Facilities without cost to NCWD.

3.1.27. Upon completion of construction, the Water and Sewer System Facilities shall be transferred and conveyed by Developer to NCWD free and clear of all liens, claims and encumbrances and shall become the property of NCWD upon acceptance thereof for operation, maintenance, and repair by NCWD. NCWD may require Developer to provide a

deed, bill of sale, or other instrument of conveyance, conveying the Water and Sewer System Facilities from Developer to NCWD.

3.1.28. Should the Property or Development require irrigation water, Developer shall apply for service through a separate meter in accordance with NCWD rules and regulations. NCWD reserves the right to limit irrigation water to off-peak hours between 10:00 p.m. and 3:00 a.m. except for the landscape installation period. Developer shall cause its landscaping to be planted over a reasonable period of time so that portions of the landscaping will be watered in sequence rather than all at one time. NCWD will not be liable for any losses or damages to the landscaping due to the lack of water.

3.1.29. Developer shall provide NCWD with an estimate of the amount of water required for irrigation including irrigation of slopes, green belts, parkways and open spaces. The estimate shall include the daily water demand. Developer shall also provide NCWD with a written statement showing the types of sprinklers and controllers it proposes to use. Developer's irrigation system shall include sensors for moisture, temperature and wind, and devices which will turn off water when there is adequate moisture in the ground, when the temperature is excessively warm and when there is excessive wind. When Developer provides NCWD with its estimated irrigation needs, Developer's report shall include the period commencing with initial planting through the period when the landscaping is established.

3.1.30. Before NCWD will provide Water Service to the Development, and at least two (2) weeks prior to pouring concrete footings and foundation slabs for residences

and any other improvements constructed within the Development, Developer must request temporary meter jumpers. Developer will be responsible for providing a list of names and lot numbers, along with maps pertaining to the jumper request. Developer shall also be responsible for obtaining the jumpers from the NCWD warehouse and for their installation. Upon jumper installation, a water account will be established and a Twenty-Four Dollar (\$24.00) monthly flat fee will be charged for each jumper. Jumpers will be used at individual lots in the Development solely for plumbing pressure tests, concrete, block or brick finish work, plastering, scratch, brown and color coat, and labor and tool clean-up. All other use of jumpers is prohibited and will be considered as unauthorized water use under NCWD's Rules and Regulations. Landscape meters must be requested prior to hydro seeding of hillsides and greenbelt areas, or any other landscaping in the Development. At least one week prior to landscaping individual lots within the Development, Developer shall request meter boxes. Developer will be responsible for obtaining all meter boxes from the NCWD warehouse, and installing meter boxes to final grade behind the sidewalks. Developer shall also be responsible for locating and digging out angle stops, verifying angle stop size, type and correct positions, and cutting of angle stop down to grade per NCWD specifications. Upon inspection by NCWD and the above criteria being met, meters will be installed by NCWD. Developer also shall be responsible for ensuring that the Contractor, and any subcontractors working at the Development, comply with NCWD rules and regulations regarding setting, location, and maintenance of meters during construction.

3.1.31. Developer shall have the responsibility to ascertain the fire flow requirements for the Property and the Development. NCWD neither guarantees nor agrees to

supply water in any specific quantities, qualities or pressures for fire flow, domestic use or for any other purpose whatsoever and no such obligations shall be implied.

3.1.32. Developer hereby agrees to indemnify, defend and hold harmless NCWD from all claims, liabilities, causes of action, liens, expenses, or damages of any type, including reasonable attorneys' fees and expenses, incurred by NCWD arising from any claim, action or proceeding under the California Environmental Quality Act (California Public Resources Code §§21000, et seq.) related to the Development or connected in any way with the Water or Sewer System Facilities constructed by Developer or from any challenges to this Agreement or NCWD's right and authority to enter into or perform under this Agreement. With respect to any claim for which NCWD has requested indemnification under this Section 3.1.32, Developer shall assume the defense of any related litigation, arbitration or other proceeding, provided that NCWD may, at its election and expense, participate in such defense. At Developer's reasonable request, NCWD will cooperate with Developer in the preparation of any defense to any such claim, and Developer will reimburse NCWD for any reasonable expenses incurred in connection with such request.

3.1.33. A failure by Developer to complete construction of the Water System Facilities and commence Water Service to the Development within five (5) years from the effective date of this Agreement shall relieve NCWD of any obligation to provide water service to the Development under this Agreement. However, the Parties recognize that completion of the entire Development within that time frame may not reasonably be assured. Therefore, NCWD agrees to extend the time for commencement of water service for an

additional two (2) years, provided Developer: (a) undertakes the construction of the Facilities within sixteen (16) months after execution of this Agreement; (b) demonstrates that it is proceeding with reasonable diligence to complete the Development; and (c) applies for an extension of time before this Agreement expires. Further, if the seven (7) year period noted above in this subparagraph has expired and Water Service to the Development has not commenced despite Developer's diligent good-faith performance of all obligations under this Agreement, Developer may request in writing a further extension of the deadline to commence Water Service to the Development to a date certain, which request may be granted or denied by NCWD, in its sole discretion.

3.2. NCWD REQUIREMENTS AND OBLIGATIONS. Promptly upon full performance of this Agreement by Developer and full and complete compliance with NCWD's Rules and Regulations, and provided there is an adequate supply of water available, NCWD shall provide Water Service and Sewer Service to the Development in accordance with NCWD's Rules and Regulations.

3.3. DEVELOPER AND NCWD AGREE:

3.3.1. Neither Developer, nor the Contractor is the agent or representative of NCWD. Neither has any authority to bind NCWD.

3.3.2. Developer acknowledges that NCWD's water supply may be a blend of groundwater and State Water Project water and, as a result, certain chemicals and

minerals may concentrate in NCWD's water supply. Developer acknowledges that it may be the nature of the water to be corrosive and have corrosive effects on water facilities. Developer acknowledges that certain materials utilized for the conveyance of water may be more susceptible than others to corrosion and its related effects.

3.3.3. NCWD will not provide any type of Water Service to the Property and/or Development unless and until: (i) Developer has designed and constructed the Water and Sewer System Facilities and said Facilities have been donated to and accepted by NCWD as contemplated by this Agreement; (ii) all fees, charges and other amounts due to CLWA and NCWD hereunder, by law and in accordance with the applicable Rules and Regulations of CLWA and NCWD, have been paid; and (iii) all requirements of CEQA have been met with respect to the Development.

4. MISCELLANEOUS PROVISIONS.

4.1. At any action at law or in equity, including an action for declaratory relief seeking to interpret or enforce the terms of this Agreement, the prevailing Party shall be entitled to recover a reasonable amount as attorneys' fees and costs incurred in prosecuting or defending such action, including any dispute submitted to arbitration, in addition to any other relief to which the Party is entitled.

4.2 Except as may otherwise be provided herein, the rights and obligations of Developer under this Agreement are not assignable without the written consent of NCWD and

any prior written consent of NCWD shall not operate to release, excuse or discharge Developer from any of its obligations under this Agreement.

4.3. This Agreement and the application or interpretation thereof shall be governed exclusively by its terms and by the laws of the State of California. Venue for all purposes shall be deemed to lie within Los Angeles County, California, and any action to enforce this Agreement or for any remedies, damages or other relief shall be brought only in the State Courts of the State of California for the County of Los Angeles or in the United States District Court, Central District of California.

4.4. Subject to the provisions relating to assignment, each and all of the terms, conditions and agreements herein contained shall be binding upon and inure to the benefit of the successors and assigns of the Parties hereto.

4.5. This Agreement constitutes the entire agreement of the Parties with respect to the subject matter hereof and no amendment, modification or alteration of the terms hereof shall be binding unless the same is in writing, dated subsequent to the date hereof and duly approved and executed by each of the Parties.

4.6. Developer represents that the person or persons executing this Agreement on its behalf have the full and complete authority to do so, and NCWD represents and warrants

that the execution of this Agreement by its representative has been duly authorized by NCWD's Board of Directors.

Executed at SANTA CLARITA, California.

NEWHALL COUNTY WATER DISTRICT

By: _____

Its: General Manager

PARDEE HOMES, a California corporation

By: _____

Its: James C. Bizzelle, III
Vice President, Community Development

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

1. A water system maintained by the water purveyor (including off-site pump station), with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. Provide a "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) prior to filing any map or parcel map to the satisfaction of Public Works and the Department of Regional Planning.
3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Easements (including off-site easements) shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and water efficient plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

TK

Prepared by Tony Khalkhali
lr48086-4wa-new.doc

Phone (626) 458-4921

Date 09-04-2018



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2018004065 MAP DATE: August 14, 2018
PROJECT NUMBER: TR48086 – Amendment Map and Amendments to DPW
conditions and Traffic Mitigation Measure.

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THE PROPOSED
AMENDMENTS AS PRESENTLY SUBMITTED.**

**ALL PREVIOUSLY APPROVED FIRE DEPARTMENT CONDITIONS AND
REQUIREMENTS ARE STILL APPLICABLE TO THE PROJECT.**

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



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 48086	DRP Map Date: 08/14/2018	SCM Date: 09/20/2018	Report Date: 09/11/2018
Park Planning Area # 43B	CSD: N/A	Map Type: Amendment Map - Tract	

Total Units = Proposed Units + Exempt Units

Park land obligation in acres or in-lieu fees:

ACRES:	4.59
IN-LIEU FEES:	\$167,145

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

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

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

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

Contributing \$167,145 in park improvements.

Trails:

See also attached Trail Report

Comments:

Developer shall receive Quimby credit for private park improvements up to \$167,145 and shall otherwise bear the entire costs to complete the private parks.

Quimby Obligation was calculated based on fee schedule in effect on 08/03/2004 Board approval date.

The Department has no objections to the amendment request, but recommends additional changes included in the attached memo.

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: *Kathline King*
Kathline J. King, Chief of Planning



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 48086	DRP Map Date: 08/14/2018	SCM Date: 09/20/2018	Report Date: 09/11/2018
Park Planning Area # 43B	CSD: N/A	Map Type: Amendment Map - Tract	

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

$$(P) \text{ people} \times (0.0030) \text{ Ratio} \times (U) \text{ units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

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

Total Units 492 = Proposed Units 492 + Exempt Units 0

Park Planning Area = **43B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.11	0.0030	492	4.59
M.F. < 5 Units	2.08	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			492	4.59

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	4.59	\$36,415	\$167,145

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

Acre Obligation	Public Park Credit	Net Obligation	RLV / Acre	In-Lieu Fee Due
4.59	0.00	4.59	\$36,415	\$167,145



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

September 11, 2018

TO: Steven Jones
Principal Regional Planner
Department of Regional Planning

FROM: Kathline J. King *K. King*
Chief of Planning

SUBJECT: **PROPOSED MODIFICATIONS TO CONDITIONS OF APPROVAL FOR
SPRING CANYON PROJECT VTTM 48086**

The proposed modifications to the original conditions of approval and Mitigation Monitoring Program for the Spring Canyon Project (VTTM 48086) has been reviewed by the Department of Parks and Recreation (the Department). We have no objections to the amendment request, but recommend the following changes to be included:

Condition No. 1 – The Department recommends the modification below:

1. Dedicate natural open space Lot 510 and Lot 502 to the County or another public agency.

Condition No. 5 – The proposed modification below is acceptable with one additional recommendation from the Department

Prior to the ~~Department clearing the first final (unit) map~~ issuance of Building Permit of first residential unit:

5.1 Enter into Park and Trail Development Agreement (PDA) with the Department for development of the parks on Lot 497 (active park) and Lot 495 (passive park) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the parks and trails in accordance with cost estimates for the parks and trails. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW).

Mr. Steven Jones
September 11, 2018
Page 2

Thank you for including this Department in the review of this document. For trail-related questions, please contact Robert Ettleman at (626) 588-5323 or by email at rettleman@parks.lacounty.gov. For all other questions, please contact Loretta Quach at (626) 588-5305 or by email at lquach@parks.lacounty.gov.

KK:LQ:nr

c: Raintree Investment Corporation (M. Villalobos)
Carolyn Ingram Seitz & Associates (C. Seitz)
Parks and Recreation (C. Lau, M. O'Connor, L. Quach, R. Ettleman)



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

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Director of Environmental Health

BRENDA J. LOPEZ, REHS
Assistant Director of Environmental Health

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

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Mark Ridley-Thomas
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Fourth District

Kathryn Barger
Fifth District

September 17, 2018 / update

Amendment to 48086-4_RPPL2017004065

PLANNER: Steven Jones

LOCATION: Spring Canyon, Santa Clarita

SUBJECT: RPPL 2018004065

The Department of Public Health Environmental Health Division reviewed the project that will be utilizing public water from the Newhall County Water District and public sewerage. This is an addendum to the certified final EIR, MMRP for TR48086 aka Spring Canyon. The Department *recommends clearance approval* of the Map amendment.

For any questions regarding the report, please contact Vincent Gallegos at (626)430-5380 or vgallegos@ph.lacounty.gov

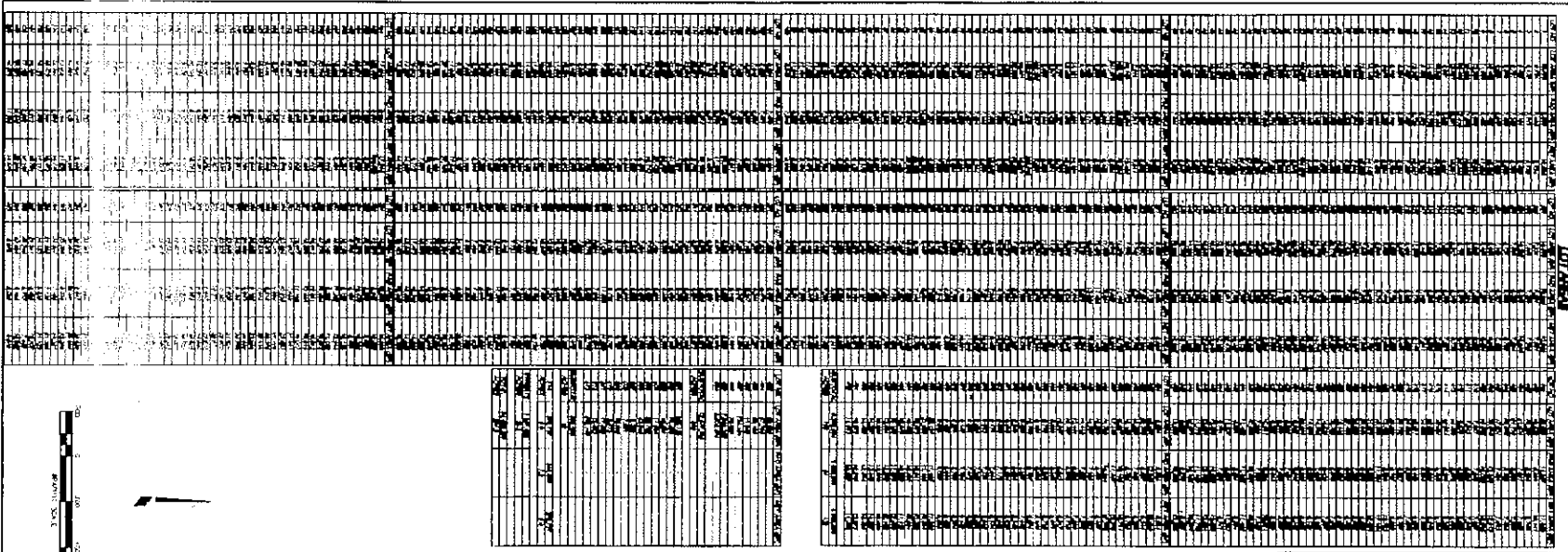
Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV

Planner: Shanna Fawley-Judkins
SD-3

SPRING CANYON

Amended Vesting Tentative Tract No. 48086

County of Los Angeles, State of California

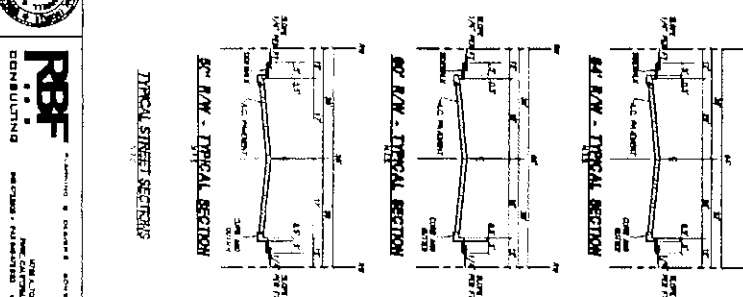


LOT SCHEDULE BY ZONE

Zone	Lot No.	Area (sq. ft.)	Area (sq. ft.)
R-1	1	10,000	10,000
	2	10,000	10,000
	3	10,000	10,000
	4	10,000	10,000
	5	10,000	10,000
	6	10,000	10,000
	7	10,000	10,000
	8	10,000	10,000
	9	10,000	10,000
	10	10,000	10,000
R-2	1	10,000	10,000
	2	10,000	10,000
	3	10,000	10,000
	4	10,000	10,000
	5	10,000	10,000
	6	10,000	10,000
	7	10,000	10,000
	8	10,000	10,000
	9	10,000	10,000
	10	10,000	10,000

LEGEND

(Symbol)	Proposed Street
(Symbol)	Proposed Lot
(Symbol)	Proposed Easement
(Symbol)	Proposed Right-of-Way
(Symbol)	Proposed Utility
(Symbol)	Proposed Encroachment
(Symbol)	Proposed Encroachment
(Symbol)	Proposed Encroachment
(Symbol)	Proposed Encroachment
(Symbol)	Proposed Encroachment
(Symbol)	Proposed Encroachment
(Symbol)	Proposed Encroachment



GENERAL NOTES

1. THE TRACT IS SHOWN AS BEING SUBJECT TO THE EASEMENTS AND ENCROACHMENTS SHOWN ON THE ATTACHED MAPS.
2. THE TRACT IS SHOWN AS BEING SUBJECT TO THE EASEMENTS AND ENCROACHMENTS SHOWN ON THE ATTACHED MAPS.
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10. THE TRACT IS SHOWN AS BEING SUBJECT TO THE EASEMENTS AND ENCROACHMENTS SHOWN ON THE ATTACHED MAPS.

ASSESSMENT NOTES

No.	Assessment	Amount	Year	Assessment	Amount	Year
1	Proposed Lot	10,000	2010	Proposed Lot	10,000	2010
2	Proposed Lot	10,000	2010	Proposed Lot	10,000	2010
3	Proposed Lot	10,000	2010	Proposed Lot	10,000	2010
4	Proposed Lot	10,000	2010	Proposed Lot	10,000	2010
5	Proposed Lot	10,000	2010	Proposed Lot	10,000	2010
6	Proposed Lot	10,000	2010	Proposed Lot	10,000	2010
7	Proposed Lot	10,000	2010	Proposed Lot	10,000	2010
8	Proposed Lot	10,000	2010	Proposed Lot	10,000	2010
9	Proposed Lot	10,000	2010	Proposed Lot	10,000	2010
10	Proposed Lot	10,000	2010	Proposed Lot	10,000	2010

EXEMPTIONS

1. THE TRACT IS EXEMPT FROM THE PAYMENT OF ANY TAXES OR FEES.
2. THE TRACT IS EXEMPT FROM THE PAYMENT OF ANY TAXES OR FEES.
3. THE TRACT IS EXEMPT FROM THE PAYMENT OF ANY TAXES OR FEES.
4. THE TRACT IS EXEMPT FROM THE PAYMENT OF ANY TAXES OR FEES.
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9. THE TRACT IS EXEMPT FROM THE PAYMENT OF ANY TAXES OR FEES.
10. THE TRACT IS EXEMPT FROM THE PAYMENT OF ANY TAXES OR FEES.

REMARKS

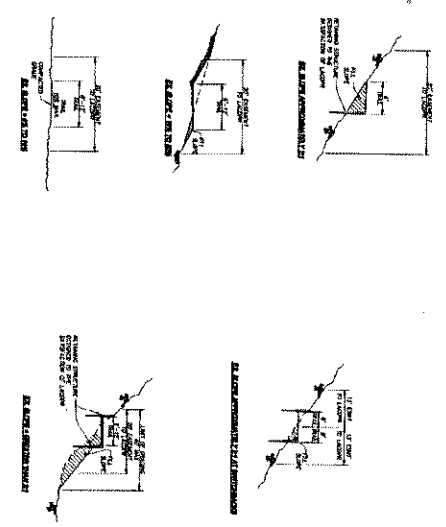
THE TRACT IS SHOWN AS BEING SUBJECT TO THE EASEMENTS AND ENCROACHMENTS SHOWN ON THE ATTACHED MAPS.



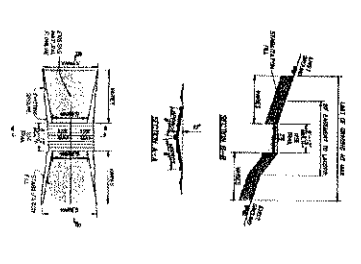
RBF CONSULTING, INC.
 1515 S. GARDEN AVENUE, SUITE 100
 GARDEN CITY, CALIFORNIA 92345
 (951) 646-7000

AMENDED VESTING TENTATIVE TRACT MAP NO. 48086
 IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY
 COUNTY CASE NO. 10

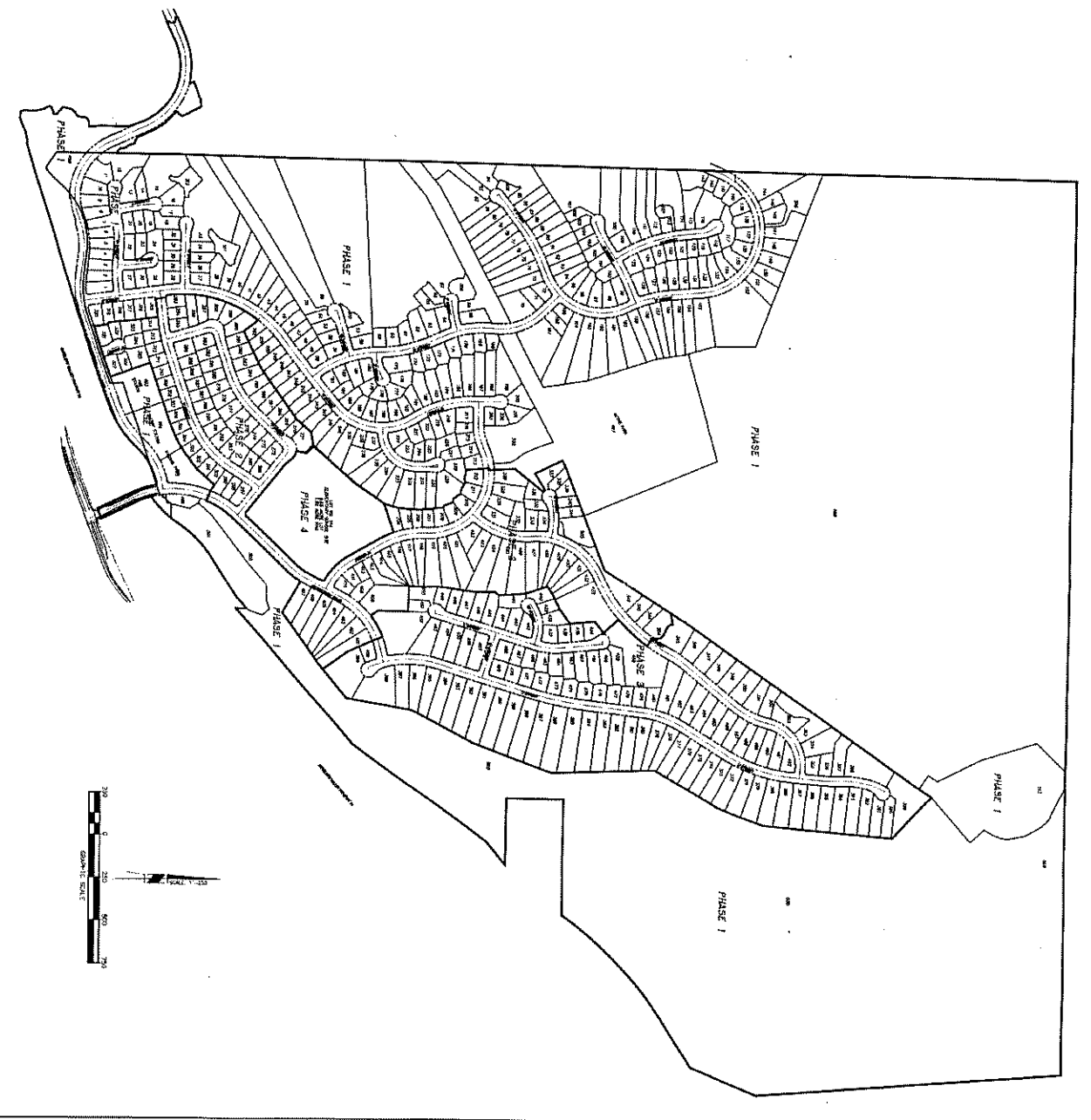
RECEIVED
 JAN 15 2010
 COUNTY CLERK



TYPICAL ROAD CROSS SECTIONS AT INTERSECTIONS AND ALONG ROAD



TYPICAL ROAD CROSS SECTIONS AT INTERSECTIONS AND ALONG ROAD



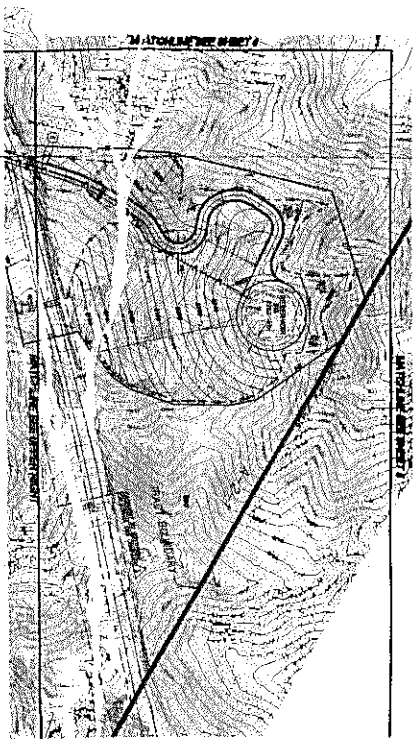
ATTENTION:
 THIS PLAN IS SUBJECT TO THE
 APPROVAL OF THE
 PLANNING DEPARTMENT
 AND THE BOARD OF SUPERVISORS
 OF THE COUNTY OF LOS ANGELES.

DATE: 5/5/2010

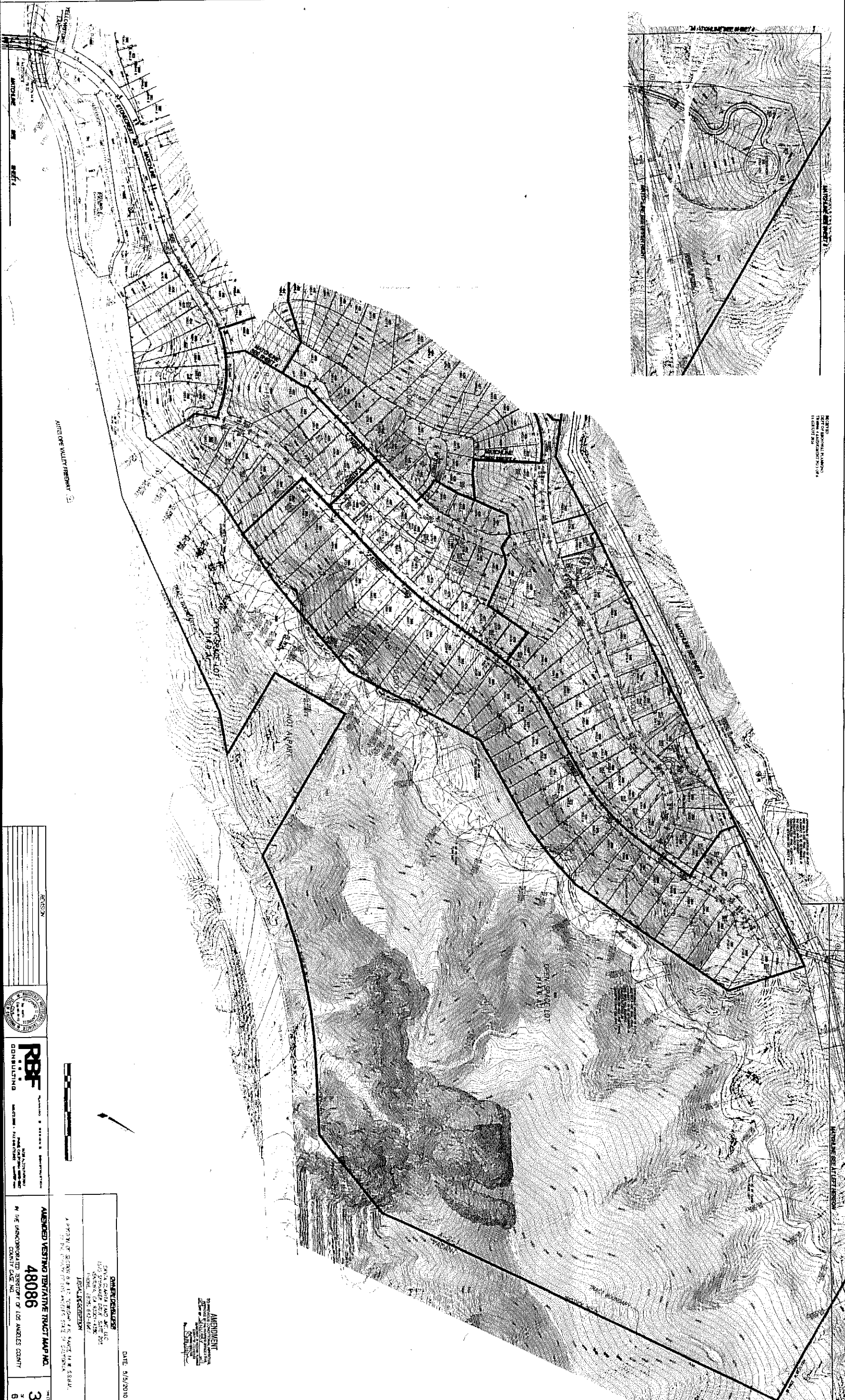
CONTRIBUTORS:
 SANTA CLAYTON LAND, INC.
 1420 SHERMAN BLVD., SUITE 200
 VAN NUYS, CA 91411
 PHONE: (805) 842-8887

LEGAL DESCRIPTION:
 1. PORTION OF SECTION 4 & 17, TOWNSHIP 14 N, RANGE 14 W, SB28W,
 IN THE UNINCORPORATED TOWNSHIP OF LOS ANGELES COUNTY, CALIF. (SEE MAP NO. 48086)

<p>RBF CONSULTING 14017822 - THE ARCHITECT 14017822 - THE ARCHITECT 14017822 - THE ARCHITECT</p>	
<p>AMENDED VESTING TENTATIVE TRACT MAP NO. 48086</p>	
<p>IN THE UNINCORPORATED TOWNSHIP OF LOS ANGELES COUNTY, CALIF. (SEE MAP NO. 48086)</p>	
<p>2</p>	<p>8</p>



NO. 1212
SANTA ANITA MOUNTAIN
TO THE WEST
1:50,000 SCALE



AMENDMENT
TO THE
GENERAL PLAN
AND ZONING ORDINANCE
OF THE COUNTY OF LOS ANGELES
FOR THE
SANTA ANITA MOUNTAIN
TRACT MAP NO. 48086

DATE 5/9/2010

OWNER/DEVELOPER
SANTA ANITA LAND AND MOUNTAIN
VIEW DEVELOPMENT, INC.
1200 S. WILSON AVENUE, SUITE 200
POMONA, CA 91768
LEGAL DESCRIPTION
A PORTION OF SECTION 9 & 12 TOWNSHIP 4 S. RANGE 14 E. SBM. 1/4
OF THE SANTA ANITA MOUNTAIN TRACT MAP NO. 48086.

APPROVED TENTATIVE TRACT MAP NO.
48086
IN THE UNINCORPORATED TOWNSHIP OF LOS ANGELES COUNTY
COUNTY OF LOS ANGELES



RBF
CONSULTING, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 12000
SANTA ANITA MOUNTAIN TRACT
PROJECT NO. 48086

REVISION



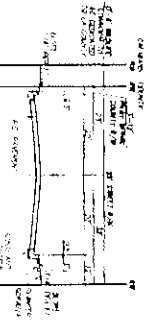
TRACT NO. 39943-02
 DETAIL C
 APPROVED CURE RECORD
 OF THE SCHOOL DISTRICT



REVISION

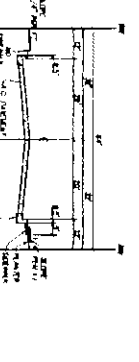
PERF CONSULTING
 1000 S. GARDEN ST.
 ANAHEIM, CALIF. 92805
 (714) 771-1000

YELLOWSTONE LANE - SECTION D-D

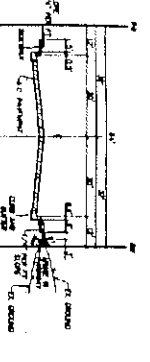


DATE: 5/8/2010

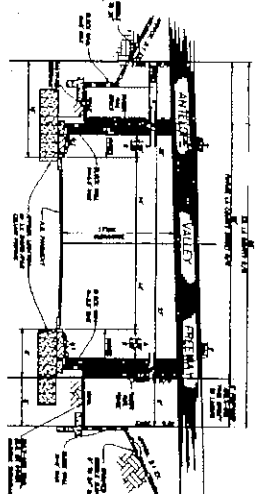
YELLOWSTONE LANE - SECTION C-C



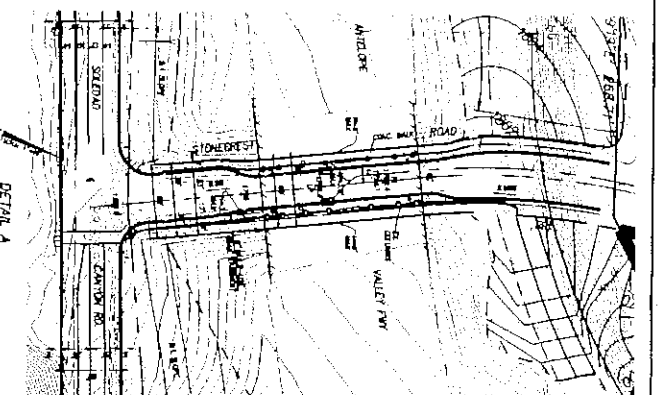
YELLOWSTONE LANE - SECTION B-B



DETAIL B
 STORMSEWER ROAD
 TYPICAL SECTION
 10' WIDE



DETAIL A
 STORMSEWER ROAD
 TYPICAL SECTION
 10' WIDE



AMERSON TENTATIVE TRACT MAP NO. 48086

AMENDMENT
 A PORTION OF SECTION 4 & 17 TOWNSHIP 4 N. RANGE 14 E. SECT. 4
 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 5/8/2010

CONTRACT NO. 48086

AMENDMENT
 TO THE TENTATIVE TRACT MAP NO. 48086
 PREPARED BY PERFORM CONSULTING
 1000 S. GARDEN ST.
 ANAHEIM, CALIF. 92805
 (714) 771-1000

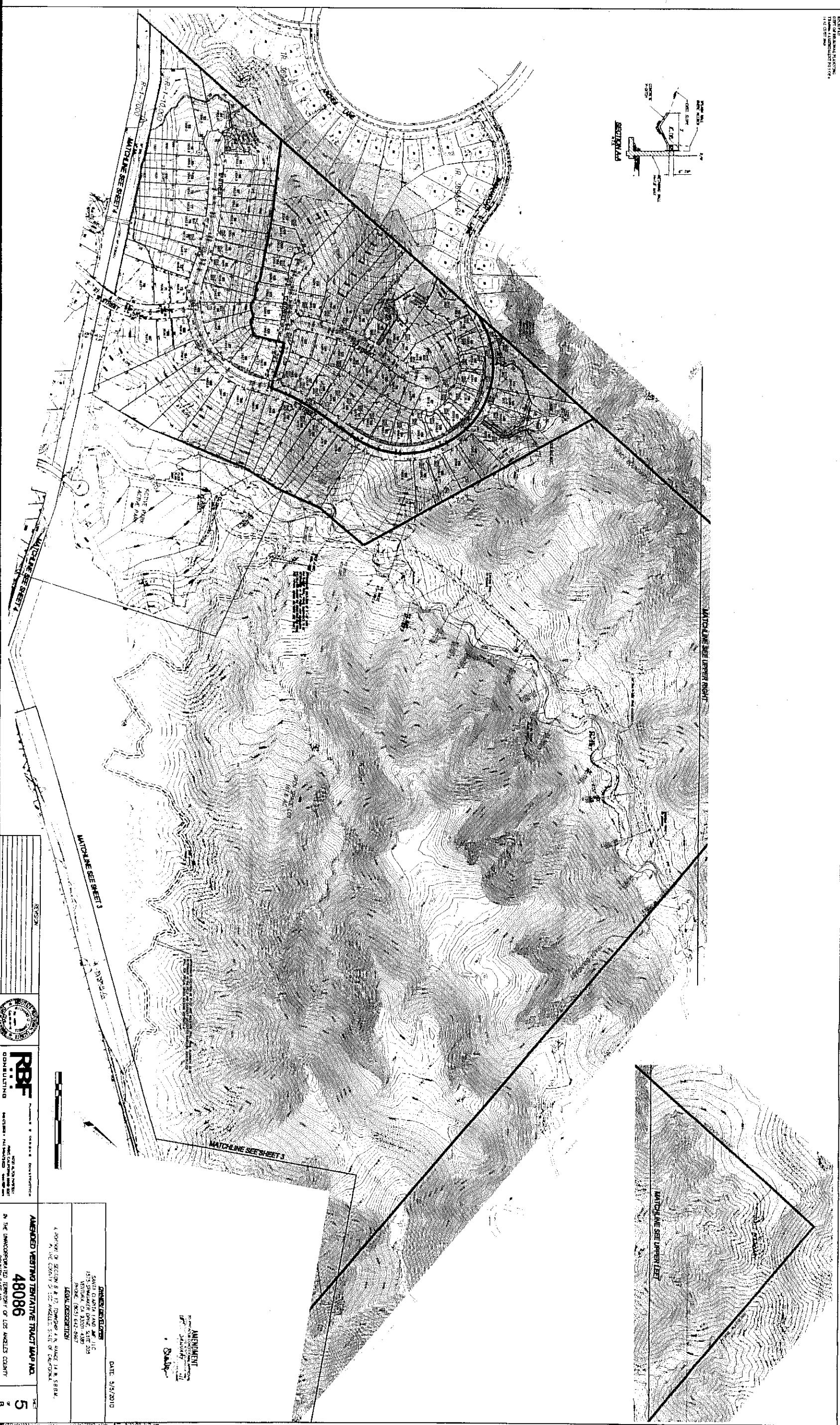
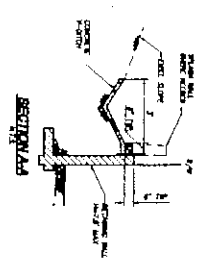
DATE: 5/8/2010

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IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY
 COUNTY CASE NO.

PROJECT NO. 48086
 SHEET NO. 5 OF 8
 DATE: 5/5/2010



REVISIONS

RBF
 CONSULTING
 10000 WILSON AVENUE, SUITE 100
 BELLFLOWER, CA 91706
 PHONE: (909) 642-9887
 FAX: (909) 642-9888
 WWW.RBFCONSULTING.COM

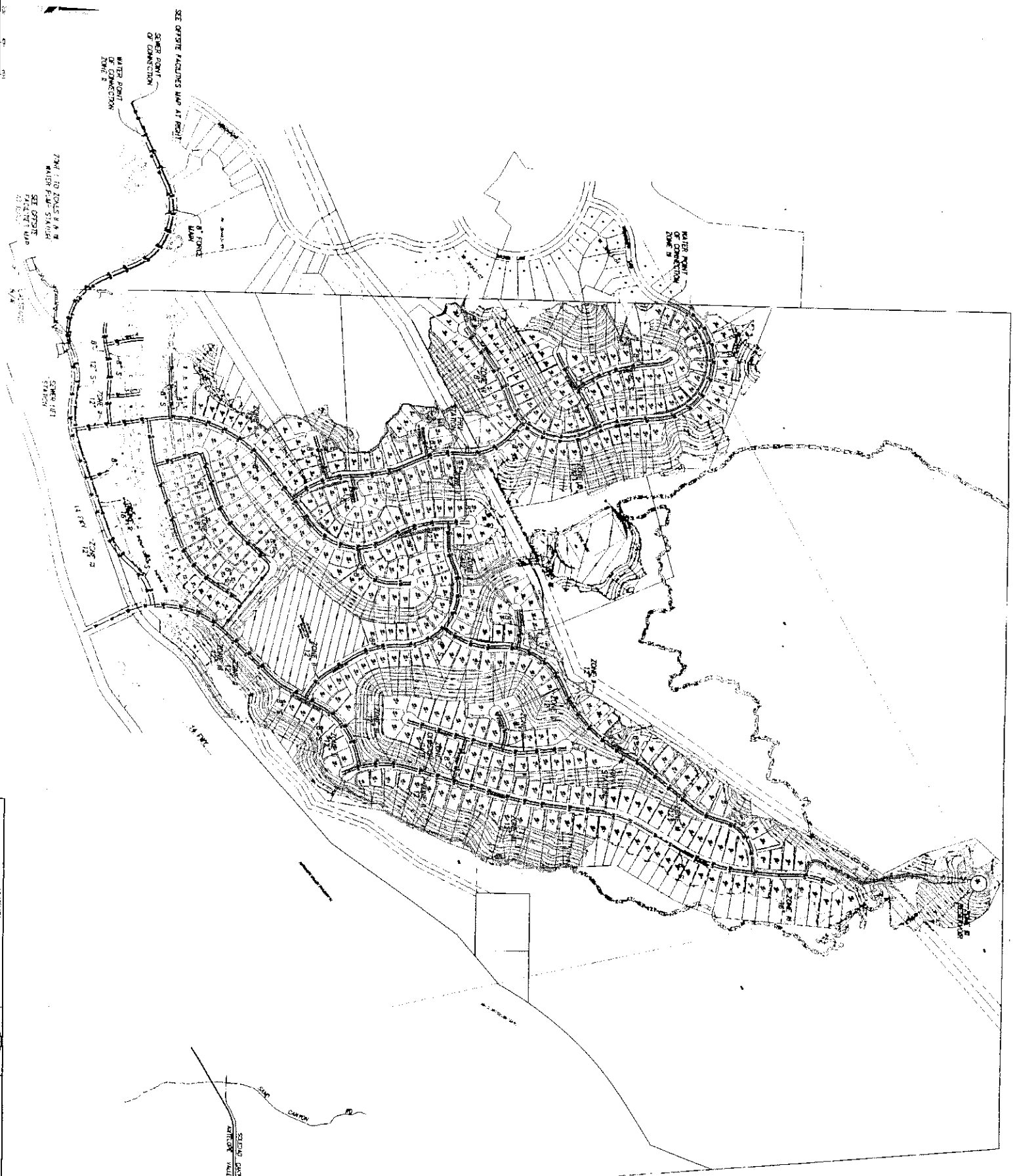
PROPOSED TENTATIVE TRACT MAP NO. 48086

DATE: 5/5/2010

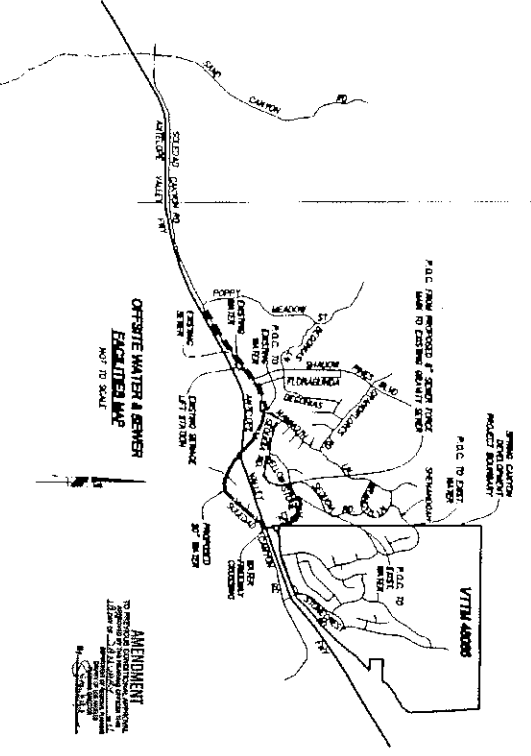
OWNER: **SHAWNEE INVESTMENTS**
 10000 WILSON AVENUE, SUITE 100
 BELLFLOWER, CA 91706
 PHONE: (909) 642-9887

LEGAL DESCRIPTION:
 A PORTION OF SECTION 8 & 10, TOWNSHIP 4 N, RANGE 14 E, SERRA,
 A THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY THE INCORPORATED TERRITORY OF LOS ANGELES COUNTY
 COUNTY CLERK



PROPOSED WATER & SEWER SYSTEM EXHIBIT



NO. SHEETS	6
SHEET NO.	6
	
RF	
CONSULTING ENGINEERS	
REGISTERED PROFESSIONAL ENGINEERS	
NO. 10376 (EXPIRES 06/30/10)	
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NO. 10500 (EXPIRES 06/30/10)	

DATE: 05/27/10

AMENDED VESTING TENTATIVE TRACT MAP NO. 48086

IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY, CALIFORNIA

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**ADDENDUM TO ENVIRONMENTAL IMPACT REPORT
FOR FOURTH AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086
PROJECT NO. 96-044-(5)**

1. Existing Entitlements

- a. On August 3 2004, the Board of Supervisors approved Vesting Tentative Tract Map (“VTTM”) No. 48086, Plan Amendment (“PA”) No. 96-044, Zone Change (“ZC”) No.96-044, Conditional Use Permit (“CUP”) 96-044 and Oak Tree Permit (“OTP”) No. 96-044, certified the final Environmental Impact Report (“EIR”) and adopted the Findings and Statement of Overriding Considerations (“Findings and SOC”) and incorporated the Mitigation Monitoring and Reporting Program (“MMRP”) into the conditions of approval. The subject property is located north of the Antelope Valley Freeway and Soledad Canyon Road in the Soledad Zoned District.
- b. The approved VTTM and CUP authorized creation of clustered hillside residential development of 542 single-family residence lots, a fire station lot, a sheriff sub-station lot, two park lots and three open space lots on 548.1 gross acres.
- c. The PA and ZC authorized the urban land use category of the Santa Clarita Valley Areawide Plan and Zone R-1-6,000 (Single-family Residential, 6,000 Square Feet Minimum Required Area) on 62.51 acres of the site, Zone R-1-7,000 (Single-family Residential, 7,000 Square Feet Minimum Required Area) on 60.57 acres of the site, Zone R-1-8,000 (Single-family Residential, 8,000 Square Feet Minimum Required Area) on 6.97 acres of the site, Zone R-1-10,000 (Single-family Residential, 10,000 Square Feet Minimum Required Area) on 58.35 acres of the site, Zone R-1-15,000 (Single-family Residential, 15,000 Square Feet Minimum Required Area), Zone R-1-20,000 (Single-family Residential, 20,000 Square Feet Minimum Required Area) on 27.36 acres of the site, Zone A-2 (Heavy Agricultural) on 306.4 acres of the site..
- d. The original OTP authorized removal of four oak trees and their replacements in accordance with County Code provisions.
- e. A subsequent oak tree permit was also authorized removal of four additional oak trees that had subsequently grown to ordinance-size and their replacements.
- f. Mitigation measures identified in the approved EIR and MMRP, and imposed on the project as a condition of approval, include the following categories: geotechnical, fire hazard and fire protection, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, recreation, visual qualities.
- g. First, second and third amendments to the vesting tentative tract map requested by the Sulphur Springs School District, Newhall County Water District and the Los Angeles County Department of Public Works, authorized changes including relocation of a school site, adjustment of lot lines and lot configurations, redesign of park site, street pattern revisions, relocation of a water reservoir, drainage facilities and desilting basin changes, wildlife corridor changes, street section changes for added retaining walls, addition of a sewer lift station, stream course protection changes, grading changes, and clarified language to conditions of approval and mitigation measures..

2. Proposed Entitlement Modifications

The proposed project changes require the Fourth amendment to VTTM No. 48086 and an Addendum to the certified final EIR.

3. Proposed Amendment to Vesting Tentative Tract Map No. 060922

The fourth amendment to the VTTM, proposes the following:

- a. Adjustment of timing triggers of compliance with conditions of approval and mitigation measure related to grading and road and infrastructure improvements, parks and trails improvements and landscaping installation.
- b. Clarifications for responsible parties for implementation of mitigation measures.
- c. All applicable Conditions of Approval for VTTM 48086, CUP 96-044 and OTPs 96-044 and 201300017 shall remain in effect for this proposed Fourth Amendment to VTTM 48086 except for those conditions specifically called out to be modified by these entitlements (see attached Amendment Map Conditions).

4. CEQA Addendum Findings Pertaining to Project Modifications

CEQA Guidelines section 15164 authorizes a Lead Agency to prepare an Addendum to a previously certified EIR if changes or additions to the document are necessary, but none of the conditions described in Section 15162 are present, as described below:

- No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects;
- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete has arisen:
 - Therefore the project will not have one or more significant effects not discussed in the previous EIR;
 - Potentially significant effects previously examined will not be substantially more severe than shown in the previous EIR:
 - No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted; and

- No new mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted.

The final EIR certified by the Board of Supervisors on August 3, 2004, analyzed the following potential project impacts: visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and cumulative global climate change. The Board found that implementation of the project would result in unavoidable significant effects. The Board found the benefits of the project outweighed those potential unavoidable adverse impacts and they were determined to be acceptable based upon the overriding considerations set forth in the Findings and SOC.

Following are comparisons between the originally approved project and the proposed modified project of the potential impacts identified in the EIR:

COMPARISON OF IMPACTS

DESCRIPTION OF POTENTIAL IMPACTS	EXISTING 542-UNIT PROJECT	MODIFIED PROJECT	DESCRIPTION OF MODIFICATIONS
Project Description	Spring Canyon	Amended Spring Canyon	542 SFR lots, fire station lot, sheriff substation lot, two park lots and open space on 548.1 gross acres.
Project-specific Geotechnical	Slope stabilization by buttress fills	No change.	N/A.
	Address landslides by removal and replacement of compacted fill, buttressing or place area in "Restricted Use Areas", as applicable.	No change.	N/A.
	Subdrain outlet in Spring and Tapie Canyons, concrete headwalls.	No change.	N/A.
	Grading plan required.	No change.	N/A.
Project-specific Fire Hazard and Protective Services	Graded, future fire station lot.	No change.	N/A.

	Assess value of fire station lot prior to issuance of building permits.	No change.	N/A.
Project-specific Noise	Construction of 6' high solid wall along the property lines of lots adjacent to the freeway.	No change.	N/A.
	All windows and glass doors facing the freeway on lot nos. 505-521 and lot no. 533 shall be glazed with STC 32 glazing.	No change.	Lot numbers updated.
Project-specific Biological Resources	Deed restrict open space lots from future development and manage as natural reserves for the life of the project.	No change.	Final map to note open space.
	Open space management plan ("OSMP")	No change.	N/A.
	Site survey.	No change.	N/A.
	Wildlife corridor mitigation plan.	No change.	N/A.
	Construct separate 8' wide trail.	No change.	N/A.
	Improve and construct natural habitat connectivity from Spring Canyon to the project site underpass with native vegetation.	Use locally native vegetation.	Clarification includes opportunity to employ vegetation that naturally occurs on the site.
	Install a 60" concrete pipe under proposed Valley Canyon Road for wildlife underpass crossing.	Install a 5'5" tall by 7'8" wide with arched culvert.	Allows wildlife to more easily access the existing culvert for safe crossing; a culvert is more likely to be used.

	Pull back grading on lot nos. 8, 9, 12 and 13.	No change.	Lot numbers updated.
	Install and construct a 12' wide, landscaped parkway to facilitate wildlife movement from open space through the project site.	No change.	Update to include locally indigenous/native vegetation.
	Eliminate stream encroachment and narrowing of the existing corridor in the vicinity of lot nos. 400-403.	No change.	Lot numbers updated.
	Develop an aggressive revegetation plan for the project.	No change.	Update to include locally indigenous/native vegetation.
	Only use locally native landscaping and restrict in the CC&Rs.	No change.	Update to include locally indigenous/native vegetation.
	Place a low wall, approximately 3' in height at the brow of the slopes on all lots adjacent to preserved open space areas.	No change.	N/A.
	Place deed restriction on the south- and east-facing slopes of Spring Canyon within designated private lots.	No change.	Clarification needed for distinguishing Spring and Tapie Canyons.
	Salvage topsoil on south- and west-facing slopes of Spring Canyon for replacement there.	No change.	N/A.
	Reconstruct/re-contour stream course and slopes.	No change.	N/A.

	Relocate, where feasible, the holly-leaved cherry trees to Spring Canyon.	No change.	Attempts failed, re-attempt required to take place in dedicated open space.
	Replacement of scrub oaks within dedicated open spaces.	No change.	N/A.
	Gather and store seed for dispersal within Spring Canyon.	No change.	N/A.
	Consult Fire Department for fuel modification zones.	No change.	N/A.
	Mitigate lighting of open spaces.	No change.	N/A.
	Buffer open space.	No change.	N/A.
	Incorporate education signposts on hiking and riding trails.	No change.	N/A.
	Minimize brush clearance.	No change.	N/A.
	Allow non-native groundcover only in setback and irrigation zones (Zones A and B). No non-natives elsewhere.	No change.	N/A.
	Incorporate on-site signage and CC&R provisions for open space access prohibition.	No change.	N/A.

	Development landscaping to be planted with non-invasive plants native to the area with no noxious weeds.	No change.	N/A.
	Incorporate signs for pet prohibition in open spaces.	Responsible party change.	There is no conservation district being created.
	Incorporate signs for trapping, shooting, or poisoning native predators prohibition.	Responsible party change.	There is no conservation district being created.
	Filter stormwater runoff.	No change.	N/A.
	Use bio-filters, where feasible.	No change.	N/A.
	Use "least toxic" pesticides.	Note change.	Notes.
Project-specific Cultural Resources	Employ archaeological monitoring in Shadow Pines 2-5.	No change.	N/A.
	If avoidance is not feasible, conduct Phase II testing program to determine the nature, extent, and significance of the site.	No change.	N/A.
Project-specific Visual Qualities	Maximize setbacks from the backyard edges of pads located atop the highest manufactured slopes with freeway-oriented rear yards to lessen potential visibility of structures walls.	No change.	N/A.

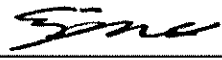
	Lot nos. 18, 29, 30, 42 and 43 shall be deed restricted from any major alteration of the natural topography or the main ridgeline beyond the initial graded pad in order to maintain view of that ridge.	No change.	Lot nos. need to be updated.
	Use tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect for understories and retaining walls higher than 6'.	No change.	N/A.
	Hoods and minimum spill-over required for lights.	No change.	N/A.
	Minimize proposed park lights.	No change.	N/A.
Project-specific Traffic and Access	Participate in improvements.	Clarify street name(s); change in responsible party and sequencing.	Caltrans or City of Santa Clarita, as applicable to implement with subdivider payment of fair share, prior to issuance of building permits
Project-specific Sheriff Protection	Provide space for a Los Angeles County Sheriff's Department sub-station lot.	No change.	N/A.
Project-specific Water Services	Provide irrigation management plan.	No change.	N/A.
Project-specific Solid Waste	Provide resident information on recycling.	No change.	N/A.

	Construction-phase recycling containers.	No change.	N/A.
Project-specific Environmental Safety	Observe gas company guidelines during grading.	No change.	N/A.
Project-specific Recreation	Dedicate 18 acres of private parkland.	No change.	N/A.

No changes to standard mitigation measures of Code-required provisions are proposed. The amended Project proposes to implement the same mitigation measures as the previous project where the measures are not related to the changes.

As shown above, these amendments will result in the reduction of each potential impact identified in the original EIR, and, therefore, will not cross the thresholds identified in Section 15162 of the California Environmental Quality Act (“CEQA”) that would require a subsequent EIR.

Therefore, this Project Amendment qualifies for an Addendum to the previously certified final EIR, as authorized under CEQA Section 15164.

By: 

Date: 2018 September 6

*Addendum to the
Final Environmental Impact Report
for the*

Spring Canyon Project

State Clearinghouse No. 1997031043

October 2006

CH2MHILL
610 Anacapa Street
Santa Barbara, CA 93101

Executive Summary

This is an Addendum to a Final Environmental Impact Report (EIR) previously prepared for the Spring Canyon Project (Project), located in the Santa Clarita Valley, California. It provides updated information regarding the Santa Clarita Valley's water supply and the reliability of that supply, as well as information regarding how this updated information could affect previously identified impacts regarding the Project's water supply. The County of Los Angeles, acting as Lead Agency under the California Environmental Quality Act (CEQA), certified a Final EIR for the Project in 2001. The Project, as approved, includes 542 residential lots, open space, and sites for public service facilities. Water for this Project would be provided by Newhall County Water District, one of four local water purveyors in the Santa Clara Valley. The local and imported regional water supplies are cooperatively managed by those four water purveyors and the Castaic Lake Water Agency, the regional wholesale water agency.

Since the Project was approved, several studies, plans and water management upgrades have been completed and modify the existing environmental conditions with regard to water supply when compared to the conditions existing at the time of Project approval. These studies, plans and water management upgrades include:

- Perchlorate contamination of several groundwater wells in the Santa Clarita Valley and completion of steps towards cleanup;
- Completion of steps towards expanded use of recycled water in the Santa Clarita Valley;
- Completion of the Groundwater Management Plan in compliance with AB 3030;
- Completion of groundwater banking agreements with Semitropic Water Storage District;
- Completion of the revised Castaic Lake Water Agency Supplemental Water Project Transfer of 41,000 Acre-Feet of State Water Project Table A Amount Final EIR, and continued implementation of the 41,000 acre-foot water transfer from Kern County Water Agency and its member unit in Kern County, the Wheeler Ridge-Maricopa Water Storage District;
- Completion of long-term groundwater banking arrangements with Rosedale-Rio Bravo Water Storage District;
- Initiation of an imported water augmentation agreement with the Buena Vista Water Storage District and the Rosedale-Rio Bravo Water Storage District Water;
- Completion of water quality and capacity improvements to the Earl Schmidt Water Treatment Plant and planned expansion of the Rio Vista Water Treatment Plant;
- Planning and construction of treated water supply pipelines (Pitchess and Honby);
- Completion of the Newhall County Water District's Water Supply Assessment;

- Completion of annual updates of the Santa Clarita Valley Water Report;
- Completion of the 2005 Urban Water Management Plan;
- Completion of the California State Water Project Water Supply Reliability Report; and
- Completion of the California Department of Water Resources' technical memorandum describing progress made in incorporating climate change into existing water resources planning and management tools and methodologies.

The current annual water supply for the Santa Clarita Valley is approximately 112,000 af and the current annual demand (2005) is approximately 80,000 af. The Project would add an additional annual demand of approximately 705 af to the current demand. As described in the Final EIR, this new, site-specific water demand would be met by a combination of regional groundwater resources and imported water supplies provided by the Newhall County Water District.

The Project was identified as "pending" in the Newhall County Water District's 2004 Water Supply Assessment and was included in the report's projected water demand. Based on the Water Supply Assessment, which concluded that sufficient water supply appears to be available to meet projected demands, the Project's demand for water would not exceed the available supply, and the impacts to water supply would be less than significant, as described in the Final EIR.

Similarly, the Project was included in future water demand projections used in the 2005 Urban Water Management Plan. This plan shows that there is sufficient water to meet demands within the Castaic Lake Water Agency service area as a whole, and cumulative water supply impacts, including those of the Project in combination with other projected development, would be less than significant, as described in the Final EIR.

At the time the Final EIR was prepared, the water supply infrastructure needed to transport water to the Project site was insufficient, and the Final EIR identified this as a significant impact. Although the necessary upgrades have been completed, for the purposes of full disclosure, this impact is considered to be the same as described in the Final EIR and is significant. Mitigation measures are the same as those included in the Final EIR and have reduced the impact to less than significant as predicted in the Final EIR.

This Addendum concludes that regional water supply availability, quality, and reliability in the Santa Clarita Valley area have changed since the preparation of the Final EIR for the Project. However, these changes would not result in changes to, or increases in the severity of, the water supply impacts described in the Final EIR. Mitigation measures identified in the Final EIR, including improvements to the water supply infrastructure necessary to supply the Project site, have not changed and will not represent a substantial change or significant new circumstance that has bearing on the Project or its impacts.

Therefore, none of the conditions requiring preparation of a Subsequent EIR or Supplement to an EIR have occurred, and this Addendum is the appropriate mechanism under the CEQA to document the changes that have occurred since completion of the Final EIR for the Project.

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SECTION 1

Introduction and Background

1.1 Purpose of this Addendum

The purpose of this Addendum is to evaluate the water supply impacts of the Spring Canyon Project (also referred to as the Project) in the context of the current (2006) regional water supply availability, quality, and reliability in the Santa Clarita Valley area. This Addendum supplements information provided in the Spring Canyon Final Environmental Impact Report (EIR; State Clearinghouse No. 1997031043) and the Supplemental EIR prepared by the County of Los Angeles. This Addendum is prepared to assist Newhall County Water District (NCWD) in its consideration of a water service agreement for the Project. NCWD is a responsible agency for the Project.

1.2 CEQA Regulatory Background

Section 15164(a) of the State California Environmental Quality Act (CEQA) Guidelines states that the responsible agency "shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15162 of the State CEQA Guidelines lists the conditions that would require the preparation of a Subsequent EIR rather than an Addendum. These conditions are:

1. Substantial changes are proposed in the project, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - a.) The project will have one or more significant effects not discussed in the previous EIR;
 - b.) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c.) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the

project, but the project proponents decline to adopt the mitigation measure or alternative; or

- d.) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the State CEQA Guidelines states that the responsible agency "may choose to prepare a supplement to an EIR rather than a subsequent EIR if:

1. Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and
2. Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation."

After evaluating the water supply impacts associated with the Project in the context of the current (2006) regional water supply availability, quality, and reliability in the Santa Clarita Valley area, the NCWD has concluded that none of the conditions requiring preparation of a Subsequent EIR or Supplement to an EIR have occurred. The updated information on current regional water supply availability, quality, and reliability demonstrates that the water supply impacts from the Project remain less than significant with mitigation.

Section 15164(e) of the State CEQA Guidelines states that "a brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record." This explanation is provided in Section 5 of this Addendum. Per Section 15164(d) of the State CEQA Guidelines, NCWD will consider this Addendum with the Final EIR prior to making a decision on the project.

1.3 Project Background

The Project includes the development of the approximately 548-acre Spring Canyon property for single-family residential uses, as well as provision of space for several public service agencies. Vesting Tentative Tract Map 48086 for the Project includes 542 single-family residential lots on approximately 220 acres, one fire station lot, a sheriff sub-station lot, two parking sites totaling approximately 18 acres, and three open space lots that would occupy the remaining 30 acres of the property. A 9-acre elementary school site adjacent to the property on Tract 31973 will also be provided. The majority of the 542 residential lots are proposed to be constructed in the south-central portion of the site along slopes, ridgelines, and flatter portions of both Tapie and Spring canyons.

1.4 Santa Clarita Valley Water Supply Background

1.4.1 Water Agencies

One wholesale water agency (Castaic Lake Water Agency (CLWA)) and four retail water purveyors provide water service to most residents of the Santa Clarita Valley. The four

retail purveyors are NCWD, Los Angeles County Water Works District #36 (LACWWD #36), the Santa Clarita Water Division of CLWA (SCWD), and the Valencia Water Company (VWC); these four purveyors are collectively referred to as the Local Purveyors. The service area for CLWA and the Local Purveyors is shown on Figure 1.

NCWD was formed in 1959. It is a municipal utility providing potable water to more than 30,000 people in an area of more than 34 square miles in the Santa Clarita Valley. NCWD's service area is composed of four separate water service areas (Newhall, Castaic, Pinetree, and Tesoro), and includes portions of the City of Santa Clarita and unincorporated portions of Los Angeles County in the communities of Newhall, Canyon Country, Saugus, and Castaic. NCWD supplies water from local groundwater and imported water from CLWA. NCWD delivered approximately 11,000 acre-feet (af) of water via approximately 9,200 connections in 2005 (CLWA 2005a). The NCWD service area is shown on Figure 2.

SCWD's service area includes portions of the City of Santa Clarita and unincorporated portions of Los Angeles County in the communities of Canyon Country, Newhall, and Saugus. SCWD supplies water from local groundwater and imported water from CLWA. SCWD delivered approximately 29,000 af of water via approximately 26,000 connections in 2005 (CLWA 2005a).

LACWWD #36's service area includes the Hasley Canyon area in the unincorporated community of Val Verde. During most years, the District obtains its water supply from CLWA. LACWWD #36 delivered approximately 1,200 af of water via approximately 1,300 connections in 2005 (CLWA 2005a).

VWC's service area includes a portion of the City of Santa Clarita and unincorporated portions of Los Angeles County in the communities of Castaic, Stevenson Ranch, and Valencia. VWC supplies water from local groundwater, imported water from CLWA, and recycled water. VWC delivered approximately 30,000 af of water via approximately 31,000 connections in 2005 (CLWA 2005a).

CLWA was formed for the purpose of contracting with the California Department of Water Resources (DWR) to provide a supplemental supply of imported water from the California State Water Project (SWP) to the Local Purveyors in the Santa Clarita Valley. CLWA serves an area of 195 square miles in Los Angeles and Ventura counties. CLWA, as a SWP Contractor, holds a water supply contract with DWR with a Table A Amount of 95,200 af¹.

1.4.2 Water Supply

There are two main water supplies for the Santa Clarita Valley—local supplies and imported supplies. Local supplies consist of groundwater and recycled water, and imported supplies consist of SWP water, and SWP-related supplies such as groundwater banking programs, transfers, and purchases. Additional information on these supplies is

¹ Table A Amount (formerly referred to as "entitlement") is named for the "Table A" in each SWP contractor's Water Supply Contract. It contains an annual buildup in Table A Amounts of SWP water, from the first year of the Water Supply Contract through a specific year, based on growth projections made before the Water Supply Contract was executed. CLWA has augmented its Table A Amount through the acquisition of contract rights from the Devil's Den Water District (in 1991) and from the acquisition of contract rights from the Kern County Water Agency via the Wheeler Ridge-Maricopa Water Storage District (in 1999). The total of all SWP Contractors' maximum Table A Amounts is currently about 4.17 million af.

provided in Sections 3 and 4 of this Addendum. Background information on the SWP system is provided below.

The SWP is a large water supply, storage, and distribution system authorized by an act of the California State Legislature in 1959. Today, the SWP includes 28 storage facilities, reservoirs and lakes; 20 pumping plants; six pumping-generating plants and hydroelectric power plants; and approximately 660 miles of aqueducts and pipelines. The primary water source for the SWP is the drainage of the Feather River, a tributary of the Sacramento River. Runoff released from Oroville Dam in Butte County flows down natural channels to the Sacramento-San Joaquin River Delta (Delta), where some of the water is pumped through the North Bay Aqueduct to Napa and Solano counties. In the southern Delta, water is pumped from the Clifton Court Forebay by the Harvey O. Banks Delta Pumping Plant into the 444-mile-long, Governor Edmund G. Brown California Aqueduct (California Aqueduct). The California Aqueduct conveys water to the primarily agricultural users in the San Joaquin Valley and the primarily urban regions of the San Francisco Bay Area, the Central Coast, and southern California. Water intended for use in southern California is conveyed through the West Branch to Castaic Lake and through the East Branch to Lake Perris, which are referred to as terminal reservoirs for the SWP.

The original plan for the SWP included constructing additional water storage facilities as Contractor demands increased, however, essentially no new construction of additional SWP storage facilities has occurred since the initial SWP facilities were completed. Although future construction or other actions can improve the quantity and reliability of SWP supplies (e.g., the CALFED Bay-Delta Program and the South Delta Improvement Program), these actions entail their own environmental reviews, potential litigation delays, and multi-year construction period; therefore, it is likely to take many years before any additional storage and/or conveyance facilities that improve SWP reliability are operational.

In 1960, DWR began executing individual Water Supply Contracts with public agencies throughout the State of California for financing and constructing SWP facilities designed to deliver water to each public agency. ("SWP contractors" or "contractors" collectively refer to the public agencies that hold SWP Water Supply Contracts with DWR.)

Each Water Supply Contract identifies a Table A Amount, the annual maximum amount of water to which an SWP Contractor has a contract right. Each Contractor annually submits a request to DWR for water delivery in the following year, in any amount up to the Contractor's Table A Amount. The Water Supply Contracts provide that in a year when DWR is unable to deliver total Contractor requests, deliveries to all contractors will be reduced so that total deliveries equal total available supply for that year. While SWP contractors currently hold Table A Amounts totaling approximately 4.173 million af, the amount of water actually requested by contractors is less than that due to a number of contractors whose demands have not yet increased to their full Table A Amount. Even at these lower current demands, however, the SWP cannot meet all water delivery requests in some years due to operational and environmental constraints.

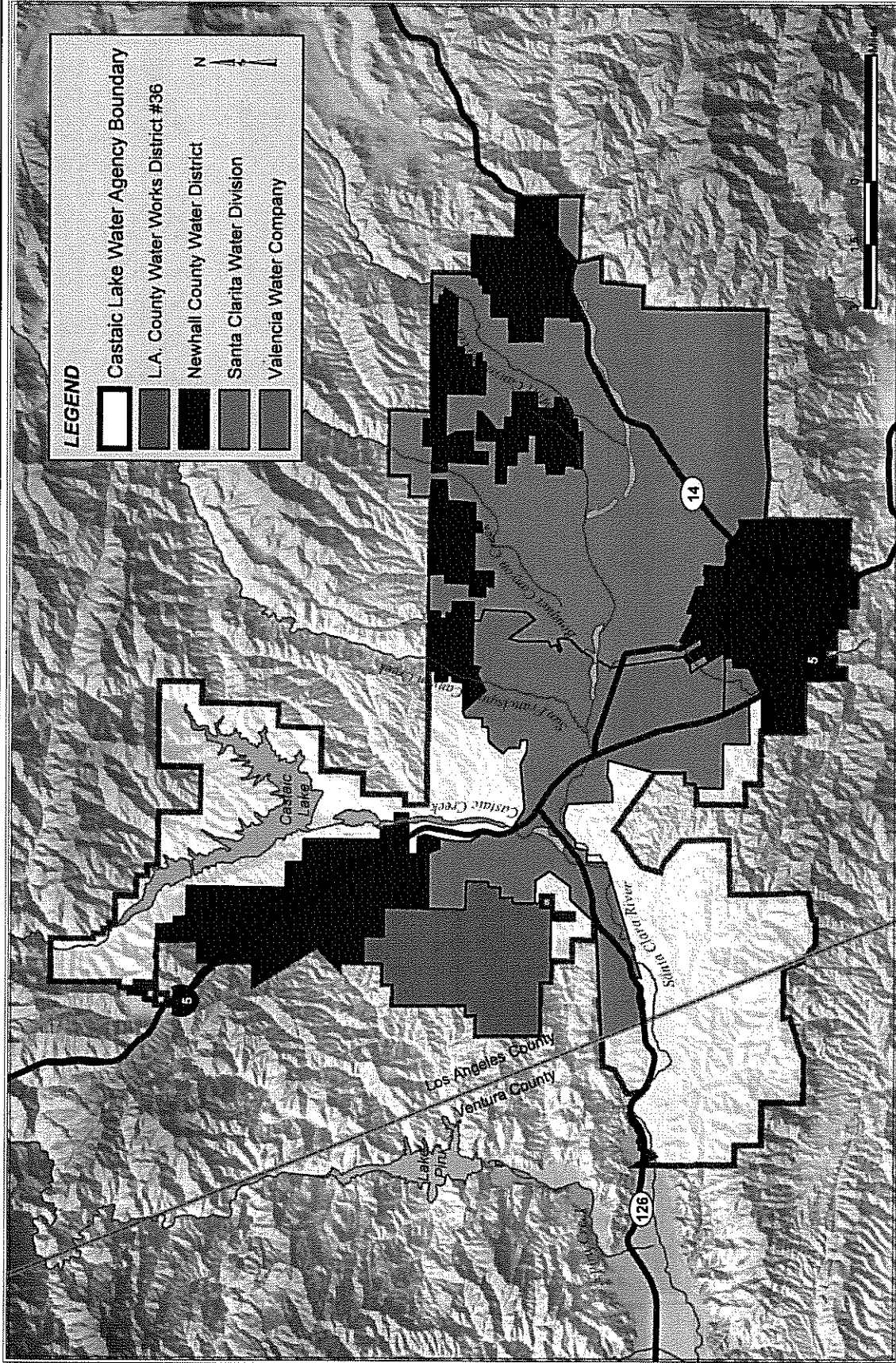


FIGURE 1
CLWA and Local Purveyors Service Area

Source: SCVWP 2006

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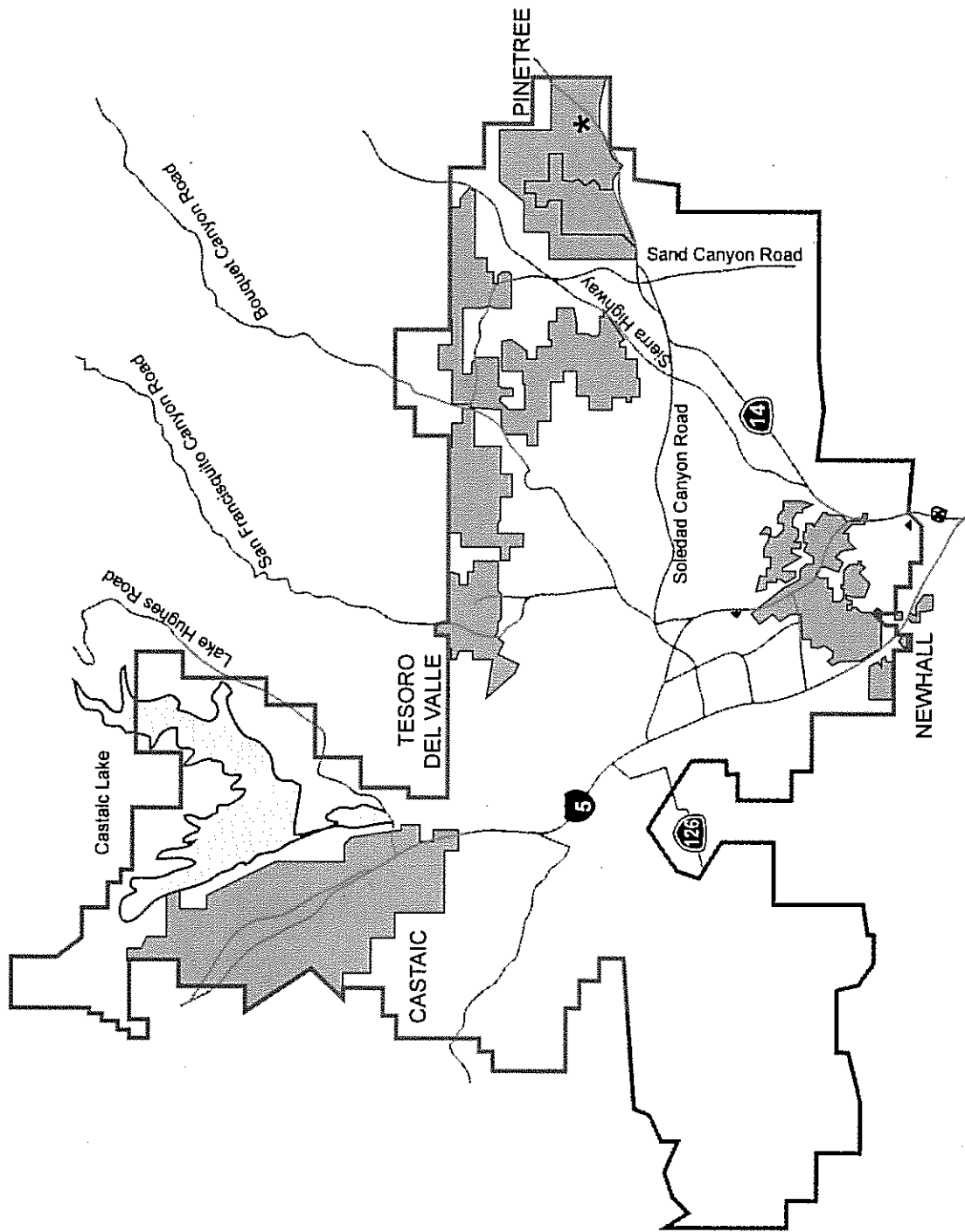


FIGURE 2
NCWD Service Area

* Approximate Location of the Spring Canyon Project
Source: NCWD 2006

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1.5 Contents of this Addendum

This Addendum contains the following sections in addition to this Introduction:

- Section 2.0, Summary of the Spring Canyon Project. This section provides a description of the aspects of the Project that are relevant to the subject of this Addendum.
- Section 3.0, Relevant New Information. This section provides summaries of the new studies, plans, and water management upgrades completed since completion and adoption of the Final EIR.
- Section 4.0, Updated Water Supply Characteristics. This section provides an update of regional water supply availability, quality, and reliability.
- Section 5.0, Impacts of the Spring Canyon Project. This section provides an update of the water supply impact analysis for the Project in light of the new water supply availability, quality, and reliability in the Santa Clarita Valley.
- Section 6.0, List of Document Preparers and Organization and Persons Contacted. This section provides a list of the preparers of this document and the organizations and persons contacted.
- Sections 7.0, References. This section provides a list of references cited in this Addendum.

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SECTION 2

Spring Canyon Project and Prior Environmental Analyses

2.1 Project Description

The Project site is located immediately north of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and west of Agua Dulce Canyon Road in the northeast portion of the Santa Clarita Valley (see Figure 3). This portion of the Santa Clarita Valley is located within unincorporated Los Angeles County. The Project involves the development of the approximately 548-acre property with single-family residential uses, open space, and sites for several public service agencies. Vesting Tentative Tract Map 48086 for the Project includes 542 single-family residential lots on approximately 220 acres, one fire station lot, a sheriff sub-station lot, two parking sites totaling approximately 18 acres, and three open space lots that would occupy the remaining 30 acres of the property. As part of the project mitigation, the Project also proposes to provide a 9-acre elementary school site adjacent to the Project site on Tract 31973. The majority of the 542 residential lots are proposed to be constructed in the south-central portion of the site along slopes, ridgelines and flatter portions of both Tapie and Spring canyons.

The Project site is located within NCWD's Pinetree service area (see Figure 2). As shown in Table 1, the Project would increase regional potable water demand by approximately 706 acf per year. This anticipated water demand would be met by a combination of local groundwater, recycled water, and imported water supplies. All water would be acquired from the NCWD, and its wholesale supplier, CLWA. CLWA supplies imported water to the Pinetree area through the Honby Lateral. NCWD operates and maintains the Lost Canyon Pump Station, which provides pressure needed to deliver water to the area.

2.2 Previous Environmental Documentation

A Draft EIR for the Project (Vesting Tract 48086) was prepared and released for public review in August 2000 (County of Los Angeles 2000). The Draft EIR examined the potential Project-related impacts for the following environmental resource areas:

- Geotechnical
- Flood Hazard
- Cultural Resources
- Fire Hazard & Protective Services
- Noise
- Traffic and Access
- Water Services
- Air Quality
- Education
- Biological Resources
- Solid Waste Disposal
- Sheriff Protection
- Visual Qualities
- Recreation
- Environmental Safety
- Sewage Disposal
- Library Services

TABLE 1
Project Water Use Estimate

Land Use Categories	Water Use Factor		Project	Estimated Water Use
	afy	per		
On-site				
Single Family Residential	0.90	SFU ¹	542	487.8
Fire Station	0.14	acre ³	5.0	0.70
Landscaped Park Area and Manufactured Slopes	3	acre ²	56.4	169.2
Open Space ⁴	0	acre	266	0
Streets ⁵	0	acre	34.3	0
Off-site				
School Pad Area	3	acre ²	9.3	27.9
Manufactured Slope (School Site)	3	acre ²	6.7	20.1
Open Space (School Site) ⁴	0	acre	4.02	0
			Total	705.7

Note: afy=acre-feet per year

1. Single Family dwelling unit generation factor designated in the "Master Water Plan for Pinetree Water System"
2. Valencia Water Company Water Duty Factor.
3. CLWA Urban Water Management Plan 2000.
4. Open space includes natural park areas (i.e., park areas that are not irrigated).
5. Streets will not have landscaped medians.

Based on the analyses contained in the Draft EIR, all the potentially significant environmental impacts are mitigable to levels that are less than significant with the incorporation of all available and appropriate mitigation measures, except in the areas of air quality, visual/aesthetics, and biological resources.

In October 2001, the County of Los Angeles Regional Planning Commission certified the Final EIR for the Project, and also approved the Project's Conditional Use Permit, Oak Tree Permit, and Vesting Tentative Tract Map, and recommended that the Board of Supervisors adopt the Zone Change, General Plan Amendment, and Local Plan Amendments (County of Los Angeles 2001).

The Final (Certified) EIR consists of the following: (1) the Draft EIR dated August 2000; (2) the Response to Comments document dated September 25, 2001; (3) the Environmental Findings document dated September 25, 2001; (4) the Statement of Overriding Considerations document dated September 25, 2001; and (5) the Mitigation Monitoring Program document dated September 25, 2001.

In October 2002, a Water Supply Assessment and Required Water Supply Written Verification in compliance with the requirements of Water Code Section 10910 and Government Code Section 66473.7 were approved by the NCWD Board of Directors. Based on the evaluation of the anticipated land uses within the Project, the Water Supply Assessment and Verification estimated that the Project would result in an additional annual demand of 705.7 af. The

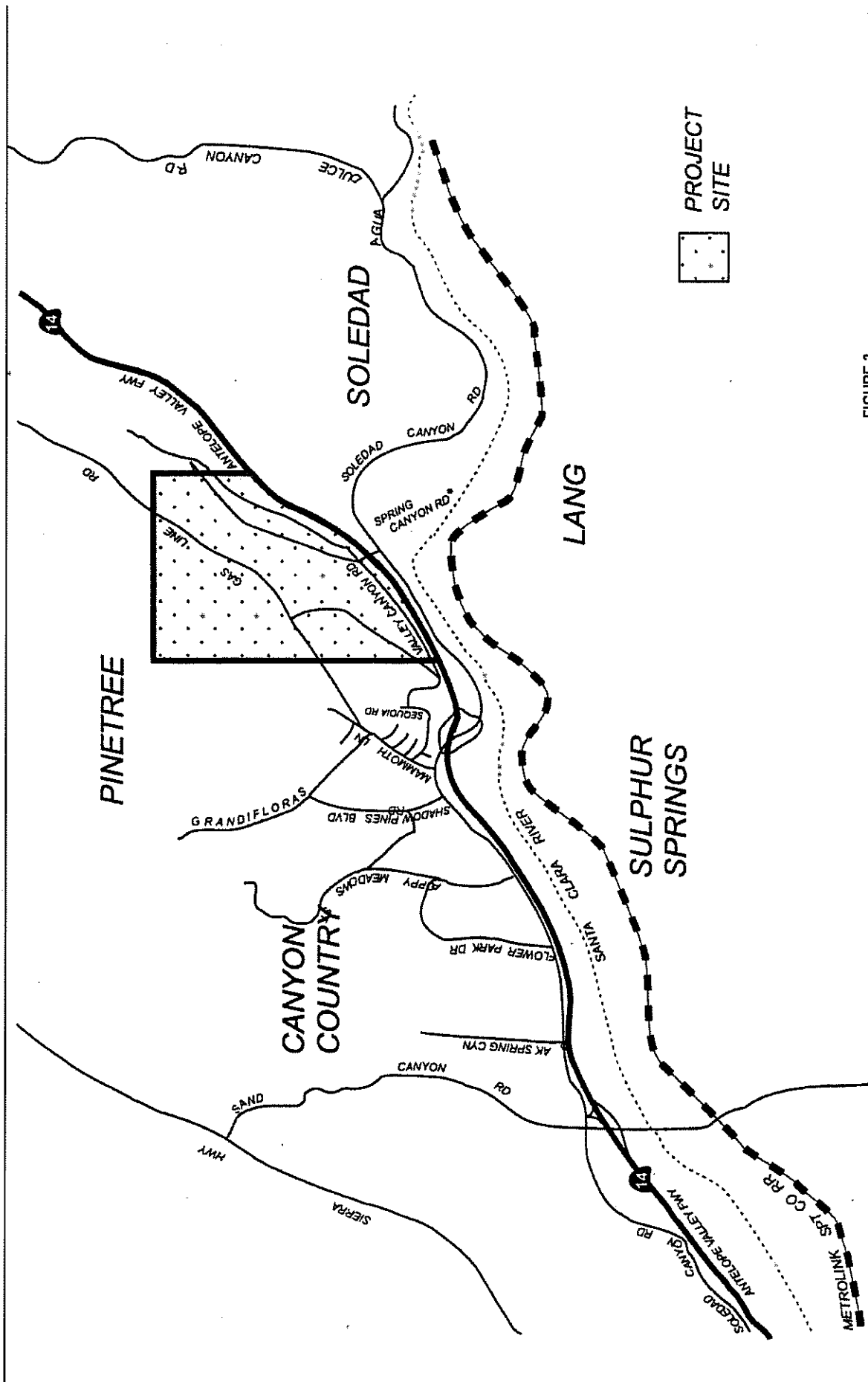


FIGURE 3
Spring Canyon Project Site

* Note: Spring Canyon Road was recently re-named "Stonestrest Road".

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Water Supply Assessment and Verification was conditioned upon the Project developer entering into an agreement with NCWD relating to the design and construction of water system improvements related to the Project. This Addendum is prepared to assist NCWD in its consideration of the agreement regarding the design and construction of water system improvements for the Project.

Subsequent to certification of the Final EIR, a Supplemental EIR was prepared to provide additional information regarding the Project's potential environmental analysis on traffic conditions and to provide the necessary water supply assessment required under Water Code Section 10910 and Government Code Section 66473.7 (County of Los Angeles 2003). The Supplemental EIR was approved by the County Board of Supervisors in January 2003.

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SECTION 3

New Relevant Information

This section summarizes the new information on water supply, water quality, and water supply reliability that was not available for consideration by the County during its prior approval of the Project (refer to Chapter 4 for an overview of the current supply and demand characteristics in the CLWA service area). The documents and reports summarized below are publicly available from NCWD, CLWA, or DWR (refer to Section 7).

3.1 Local Supplies

Water derived from local sources includes groundwater pumped from the Alluvial or Saugus Formation aquifers in the Santa Clarita Valley or from recycled water following treatment and disinfectant at local wastewater treatment plants. New information about these local sources is provided below.

3.1.1 Groundwater

The local groundwater source for the Santa Clarita Valley is the Santa Clara River Valley Groundwater Basin and specifically the East Subbasin. The East Subbasin and the location of the Alluvial and Saugus Formation aquifers are shown on Figures 4 and 5.

3.1.1.1 Groundwater Management Plan

Water management agencies and those individuals and organizations producing water from the local groundwater resources in the Santa Clarita Valley prepared and adopted a regional Groundwater Management Plan in December 2003 (CLWA 2003c). This Plan satisfies all applicable requirements (including those outlined in Assembly Bill [AB] 134 and AB 3030 and associated sections of the California Water Code). The Groundwater Management Plan outlines four specific management goals for the East Subbasin (CLWA 2003c):

1. Development of integrated surface water, groundwater, and recycled water supply to meet existing and projected demands for municipal, agricultural, and other water supply;
2. Assessment of groundwater basin conditions to determine a range of operational yield values that will make use of local groundwater conjunctively with SWP and recycled water to avoid groundwater overdraft;
3. Preservation of groundwater quality, including active characterization and resolution of any groundwater contamination problems; and,
4. Preservation of interrelated surface water resources, which includes managing groundwater to not adversely impact surface and groundwater discharges or quality to downstream basin(s).

As described in the Plan, implementation of the specific management goals for the Alluvial aquifer system would result in the preservation of the groundwater levels and quality that is consistent with the last 30 years of use of that resource. While some specific changes in groundwater levels have been observed over the last 20 years, there has been no chronic decline in groundwater level or aquifer storage. Management actions to reduce water surface fluctuations, sustain aquifer recharge and avoid storage overdraft will accomplish the basin objectives while continuing to use local groundwater to meet part of the existing and anticipated water requirements of the Santa Clarita Valley.

Implementation of the specific management goals for the Saugus Formation aquifer would also result in the preservation of the groundwater levels and quality. However, pumping rates from the Saugus Formation aquifer may be intermittently higher than the historic pumping rates during periods of low SWP supply or other emergency conditions. Such increases in pumping rate would withdraw a small portion of the total aquifer storage and successfully contribute to local water supplies while meeting the management objective. Water stored in the Saugus Formation would be expected to recover via a reduction in pumping during wet or normal conditions.

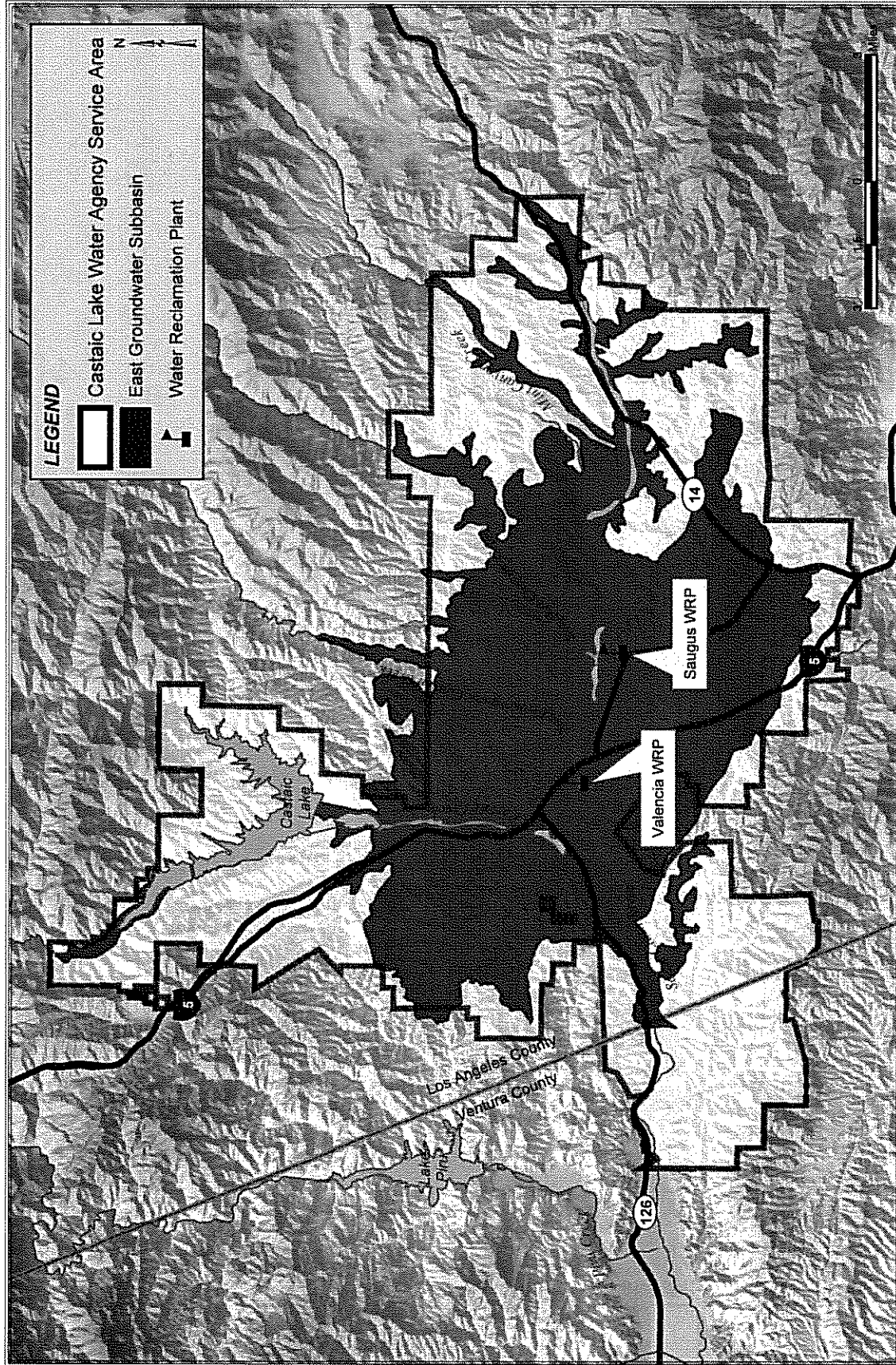
Development and adoption of the regional Groundwater Management Plan does not change the water supply available for use in the Santa Clarita Valley. However, the Plan does provide additional assurances regarding groundwater use and protection of that use through the four management goals listed above.

3.1.1.2 Ammonium Perchlorate Contamination

Perchlorate, originating at the former Whittaker-Bermite propellant production facility, has been a water quality concern in groundwater basins of the Santa Clarita Valley. Perchlorate was first detected in four wells in the Saugus Formation in 1997. In November 2002, perchlorate was detected in one Alluvial well (Stadium well) near the Whittaker-Bermite site, and in early 2005, perchlorate was detected in a second Alluvial well. All six wells were removed from active water service, and one of the Alluvial wells has been returned to active water supply service with the operation of wellhead perchlorate removal technology approved for operation by California Department of Health Services (DHS; Santa Clarita Valley Water Purveyors [SCVWP] 2006). In addition, based on zone specific modeling, very low levels of perchlorate contamination, i.e., approximately 2 parts per billion, were found in well NC-13 (personal communication, S. Cole 2006). However, this level is well below the action level and the well remains in operation (personal communication, S. Cole 2006).

In November 2000, CLWA and the Local Purveyors filed a suit against the then current and former owners of the Whittaker-Bermite site. The suit seeks to have the defendants cover all costs of response, contaminant removal, remedial actions, and any liabilities or damages caused by the contamination. In 2003, the parties reached an interim settlement and funding agreement, which since expired in January 2005. However, negotiations continue toward reaching a final settlement (SCVWP 2006). The parties to the lawsuit have also jointly developed a plan to pump and treat contaminated water from some of the impacted wells to stop the movement of the plume.

The development and implementation of a cleanup plan for the Whittaker-Bermite site and the impacted groundwater is being coordinated among CLWA, the Local Purveyors, the



Source: SCVWP 2006

FIGURE 4
Santa Clara River Valley East Groundwater Subbasin

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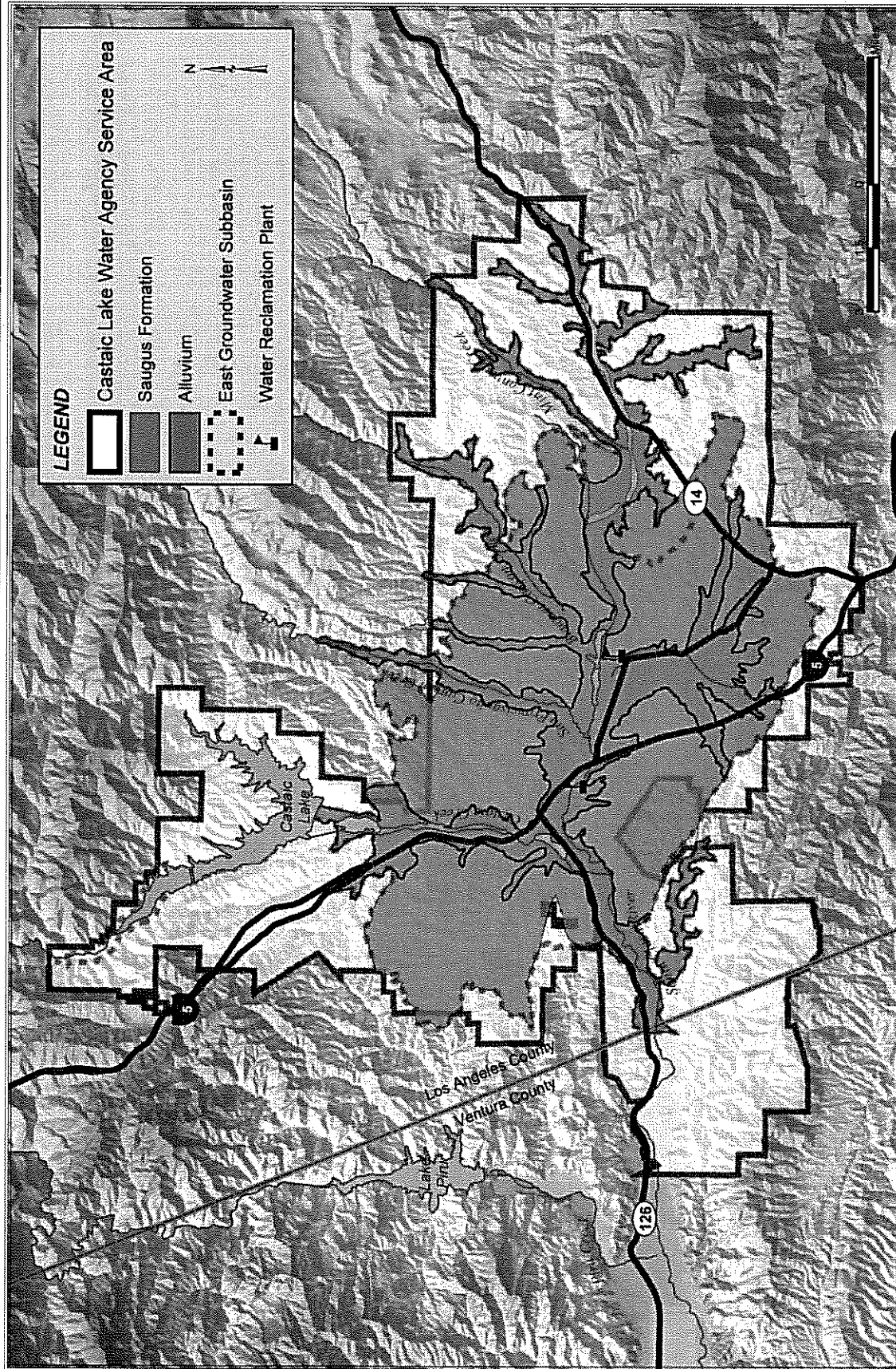


FIGURE 5
Alluvium and Saugus Formation

Source: SCVWP 2006

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City of Santa Clarita, California Department of Toxic Substances Control (DTSC), and the U.S. Army Corps of Engineers. In February 2003, the DTSC and the impacted Local Purveyors entered into an agreement in which DTSC will provide review and oversight of the response activities being undertaken by the impacted Local Purveyors related to the detection of perchlorate in the five impacted wells (SCVWP 2003).

CLWA and the affected Local Purveyors have undertaken a comprehensive groundwater containment, treatment, and restoration project to address perchlorate contamination (CLWA 2005c). The project would intercept the perchlorate plume in the Saugus Formation groundwater (SCVWP 2006 and CLWA 2005c). Contaminated water would be pumped from intercepting wells to the new treatment facility where the chemical would be removed and the treated water used as part of the Santa Clarita Valley drinking water supply. Construction is scheduled to begin in November 2006, and startup and monitoring is planned to begin in April 2007.

Remediation of the contaminated aquifers and lands will restore the production capacity of the affected wells. Remediation will also eliminate the risk of further contamination of water stored in either the Saugus Formation or Alluvial aquifers.

3.1.2 Recycled Water

As water demands in the Santa Clarita Valley increase, recycled water will be an important factor in increasing water supply reliability. Los Angeles County Sanitation District (LACSD) is the main supplier water for recycling in the CLWA service area. Distribution of the recycled water is the responsibility of CLWA. LACSD owns and operates two water reclamation plants (WRP) in the CLWA service area, the Saugus WRP and the Valencia WRP.

The Saugus WRP, located in District No. 26, was completed in 1962 and has undergone two expansions since that time. Its current design capacity is 6.5 million gallons per day (mgd). Use of tertiary treated water from this plant for water recycling is permitted under the Los Angeles Regional Water Quality Control Board (LARWQCB) Order No. 87-49; however, there is concern that reducing discharges from this plant may impact habitat in the Santa Clara River downstream of the WRP (both the Saugus and Valencia WRP discharge treated water to the Santa Clara River). Because of these concerns, water from the Valencia WRP is used for recycled purposes.

The Valencia WRP was completed in 1967. After three subsequent expansions, its current capacity is 21.6 mgd. Use of recycled water from this plant is permitted under LARWQCB Order No. 87-48. In July 1996, CLWA entered into an agreement with LACSD to purchase up to 1,700 acre-feet per year (afy) of recycled water from the Valencia WRP. In 2002, CLWA constructed facilities needed to utilize this supply and began recycled water deliveries in 2003.

The Saugus and Valencia WRP's together have a design capacity of 28.1 mgd. To accommodate future growth in the Santa Clarita Valley and meet LARWQCB standards, LACSD is expanding the Valencia WRP. The Phase I expansion of 9 mgd was completed in 2002. Phase 2 is expected to be completed in 2010 and would expand the capacity by an additional 6 mgd. There are no current plans to expand the Saugus WRP. With completion of the Phase II expansion at the Valencia WRP, total combined capacity at the WRPs would

be 34.1 mgd (38,200 afy). Table 2 provides the existing and projected future wastewater flow for the Saugus and Valencia WRPs.

TABLE 2
Saugus and Valencia WRP Wastewater Collection and Capacity

Type of Wastewater	Capacity (af)						
	2002	2005	2010	2015	2020	2025	2030
Wastewater Collected and Treated in the Service Area	20,542	31,500	38,200	38,200	38,200	38,200	38,200
Quantity that meets Recycled Water Standards	20,542	31,500	38,200	38,200	38,200	38,200	38,200

Source: CLWA 2005a.

Use of recycled water by CLWA is constrained by water right holders downstream of the Santa Clarita Valley. According to Section 1211 of the California Water Code, downstream water rights holders are protected if the source of return flow is "native water". Native water is water that, under natural conditions, would contribute to a given stream or other body of water. The use of "foreign water," such as imported SWP water, by downstream water right holders is not protected under the Water Code. Therefore, groundwater pumped from and used in the Valley is considered "native water" while imported SWP water is considered "foreign water". Only the percentage of foreign water discharged from the WRPs can be diverted for recycling purposes. While CLWA has been approved to use 1,700 afy of recycled water, it may only do so if the amount of foreign water to be discharged from the WRP's meets or exceeds this amount.

Table 3 provides the current and projected future demand and availability of recycled water. In 2005, foreign water comprised 64 percent of the Valley's potable water supply, while the remaining 36 percent consisted of native water. Future (2030) projected potable water demand is expected to be met with 65 percent foreign and 35 percent native water. This means that projected recycled water availability will be 65 percent of generated wastewater.

TABLE 3
Current and Projected Demand and Availability of Recycled Water

	Native Water Demand (afy) (a)	Foreign Water Demand (afy) ¹ (b)	Recycled Water Demand (afy) (c)	Potable Water Demand Total (afy) (a+b+c)	Waste-water Flow (afy)	Foreign Water Percentage of Potable Water Demand	Foreign Water Portion of Wastewater (afy)
2005 Projected	25,500	46,100	800	71,600	31,500	64%	20,100
2030 Future	39,700	72,800	17,931	112,500	38,200	65%	24,830

Source: CLWA 2005a.

Notes: (1) Foreign water includes SWP water, water transfers, and desalination.

In addition to the previously discussed sources of recycled water, the Newhall Ranch development is planning to construct a water reclamation plant and this new source of non-

potable water may become available to CLWA in the future. Berry Petroleum, another potential recycled water supplier, is considering treating the produced water from the Placerita Oilfield and making it available for CLWA to purchase. This recycled water source would be available on a short-term basis only because it is a by-product of oil extraction. The use of these recycled water sources for irrigation and to meet non-potable demand would allow CLWA to more efficiently use and distribute its potable water, increasing the reliability of water supplies in the Santa Clarita Valley.

While actual recycled water demand was only 448 af in 2004, projected future recycled water demands are expected to steadily increase to 3,300 af in 2015, and 17,400 af in 2030 (CLWA 2005a). Recycled water is used for non-potable, landscape purposes.

3.2 Imported Supplies

Imported water supplies consist primarily of SWP or SWP-related supplies (such as transfers and groundwater banking programs).

3.2.1 Semitropic Groundwater Banking Projects

In 2002 and 2003, CLWA entered into agreements with the Semitropic Water Storage District (Semitropic) to store a portion of CLWA's available Table A Amount under Semitropic's groundwater banking program (CLWA 2002 and 2003a). In 2002, CLWA stored 24,000 af, and in 2003, CLWA stored 32,522 af. Under the terms of both storage agreements, water can be stored for up to 10 years and 90 percent of the amount stored by CLWA, or 50,870 af is recoverable through 2013 to meet demands in the CLWA service area. Water not recovered by CLWA after 2013 is forfeited. As described in the 2005 UWMP and in Section 4 below, CLWA anticipates using the stored water for a dry-year supply (CLWA 2005a).

A legal challenge was filed on CEQA grounds to CLWA's approval of its 2002 Groundwater Banking Project and its related Negative Declaration (California Water Network v. Castaic Lake Water Agency [Ventura Superior Court Case No. CIV 215327]). The Trial Court ruled in favor of CLWA, and found that the approval of the project and the Negative Declaration did not violate CEQA. The Court of Appeal decided the case in favor of CLWA and rejected all of the petitioners claims on appeal. The decision is now final. No legal challenges were filed to CLWA's approval of the 2003 Groundwater Banking Project or its related Negative Declaration.

Implementation of groundwater banking agreements with Semitropic does not change the long-term, year-by-year water supply available for use in the Santa Clarita Valley. However, implementation of these agreements does increase the reliability of supplies for use within the CLWA service area because water stored in Semitropic could be used to augment dry-year supply sometime in the future.

3.2.2 CLWA Supplemental Water Project (41,000 Acre-foot Table A Transfer)

The principal component of the CLWA Supplemental Water Project is the execution of an agreement for the transfer for 41,000 af of SWP Table A Amount and the associated conveyance and delivery terms from Kern County Water Agency (KCWA) to CLWA. In 1999, CLWA entered into such a contract with KCWA and its member unit, the Wheeler

Ridge-Maricopa Water Storage District (WRMWSO). DWR concurred on this arrangement and modified CLWA's water delivery contract to conform to the agreement.

This transfer of contract rights to the SWP was part of the "Monterey Amendments". These amendments to the water delivery contract for the SWP are based on a statement of principles that were incorporated into an omnibus revision of the long-term contracts between DWR and most of the agencies that hold contracts governing the delivery of water and other rights under the SWP.

Prior to the enactment of the Monterey Amendments and in compliance with an agreement among the SWP contractors and DWR, the Central Coast Water Agency (CCWA), one of the SWP contractors, acted as the lead agency for the preparation of a program EIR, which was used to support Monterey Amendments (the "Monterey Agreement Program EIR"). Each of the other affected SWP contractors and DWR later adopted the Monterey Agreement Program EIR. These actions were challenged in court by the Planning and Conservation League, Citizens Planning Association, and Plumas County. In the absence of a restraint from the courts, DWR modified the contracts to the SWP and implemented the various components of the Monterey Agreement. At this point, the omnibus revision of the long-term contracts became known as the Monterey Amendments.

CLWA later prepared and certified a Supplemental Water Project EIR (CLWA 1999) to evaluate the agreement with KCWA, including the 41,000 af transfer. As a project contained within the Monterey Agreement Program EIR, the Supplemental Water Project EIR was tiered off of the Monterey Agreement Program EIR.

After CLWA's certification of the Supplemental Water Project EIR, the Monterey Agreement Program EIR was decertified by the Court of Appeal in *Planning and Conservation League v. Dept. of Water Resources* (2000) 83 Cal.App.4th 892 (PCL). The Court of Appeal in PCL held that DWR should have been the lead agency for the program EIR, instead of CCWA, and required DWR to prepare and certify its own EIR for the Monterey Agreement. The Court did not invalidate the Monterey Agreement or enjoin the resulting implementing transfer contracts. Instead, the Court directed the trial court to consider whether the Monterey Agreement should remain in place pending DWR's preparation of a new EIR under Public Resources Section 21168.9 and to retain jurisdiction pending certification of the new EIR.

Because it was tiered from a now decertified program EIR, the Court of Appeal decertified CLWA's Supplemental Water Project EIR in *Friends of the Santa Clara River v. Castaic Lake Water Agency* (2002) 95 Cal. App. 3d 1373 (*Friends*).

The Court of Appeal in *Friends* decertified CLWA's Supplemental Water Project EIR solely because it tiered from the now decertified Monterey Agreement Program EIR. The Court expressly found that all other contentions concerning the legal adequacy of the EIR were without merit. "If the PCL/tiering problem had not arisen, we would have affirmed the judgment." *Friends, supra*, at 1387.

Similarly, the Court of Appeal in *Friends* did not enjoin the Supplemental Water Project or its 41,000 af transfer. It instead ordered the trial court to consider whether the contract authorizing the 41,000 af transfer should remain in place pending CLWA's preparation of a new EIR that is not tiered from the now decertified program EIR under Public Resources Code Section 21168. Accordingly, the Court did not issue any ruling affecting CLWA's

ability to continue to use and rely on the 41,000 af, leaving it to the trial court to determine whether to enjoin CLWA's use of the water pending its completion of a new EIR. *Friends, supra*, at 1388.

In September 2002, on remand to the Los Angeles County Superior Court, the *Friends* petitioners applied under Public Resources Section 21168.9 to enjoin CLWA from continuing to use and rely on water from the 41,000 af transfer. The trial court rejected that request. In December 2003, the Court of Appeal affirmed the trial court's ruling and refused to enjoin CLWA from continuing to use and rely on water from the 41,000 af transfer pending completion of a new EIR. The *Friends* petitioners were permitted to renew its application based upon evidence of the actual use of such additional water for purposes it considers improper.

Meanwhile, before the trial court in *Friends* acted on remand, the parties to the *PCL* litigation entered into a settlement agreement, which was later approved by the Sacramento County Superior Court. The settlement agreement provides that SWP would continue to be administered and operated in accord with both the Monterey Amendments and the terms of the settlement agreement. The settlement agreement did not invalidate or vacate the Monterey Amendments or any water transfer effected under them, including the CLWA-KCWA transfer. The settlement agreement recognized the pending litigation on the 41,000 af transfer and the parties to the settlement agreement agreed that the litigation should remain in the Los Angeles County Superior Court. The water transfer was effected and permanent under the settlement agreement.

The CLWA Board of Directors decertified its 1999 Supplemental Water Project Final EIR on November 27, 2002. CLWA then prepared and certified a new Supplemental Water Project EIR in December 2004. The new Supplemental Water Project EIR, prepared in accordance with the decisions of the Second Appellate Court, Fourth Division and the Superior Court of Los Angeles, re-evaluated the potential environmental impacts of the transfer of the 41,000 af of SWP Table A Amount, without tiering from the Monterey Agreement EIR (CLWA 2004). This EIR also evaluated the use of SWP facilities from Northern California to Los Angeles County for the delivery of SWP water to the CLWA service area, and use of this water within the CLWA service area (CLWA 2004).

Two legal challenges to CLWA's new Supplemental Water Project EIR were filed in January 2005 in the Ventura County Superior Court (*Planning and Conservation League v. CLWA* and *California Water Impact Network v. CLWA*). These challenges were transferred to the Los Angeles Superior Court. The trial is scheduled for January 7, 2007.

Although CLWA's new Supplemental Water Project EIR is currently being challenged in court, CEQA requires that the EIR be conclusively presumed to comply with CEQA until a court has judged it deficient. See Public Resources Code Section 21167.3(b), CEQA Guidelines Section 15231.

Other court actions have addressed water planning issues in the Santa Clarita Valley and the CLWA Supplemental Water Project specifically.

Most recently, the Court of Appeal in *California Oak Foundation v. City of Santa Clarita* (2005) 133 Cal.App.4th struck down the City of Santa Clarita's certification of an EIR for the Gate-King industrial project because it did not address the legal uncertainties surrounding the

41,000 af transfer. The City's EIR included no discussion of the uncertainty regarding the 41,000 af transfer other than references to it in the appendices and responses to comments. The Court of Appeal found this to be an inadequate analysis because it failed to inform the public of the litigation uncertainties surrounding the transfer.

The Court of Appeal's ruling in *California Oak* does not prohibit reliance on the CLWA Supplemental Water Project, including the 41,000 af transfer. The Court criticized the City's reasoning for relying on the CLWA-imported water supply (including the 41,000 af Table A transfer), but it did not bar the City or any other agency from relying on the transfer for planning purposes.

Instead, the Court of Appeal held that the EIR must include either: (1) an analysis of why it is appropriate to rely on the 41,000 af transfer; or in the alternative (2) an analysis of how the demand for water would be met without the 41,000 af entitlement. The Court held that it was still up to the City to determine whether reliance on the 41,000 af is reasonable.

Accordingly, under *California Oak*, so long as the agency has analyzed the uncertainties surrounding this water supply, it is within the agency's province to decide whether to rely on the transfer for planning purposes.

Despite the litigation uncertainties surrounding the 41,000 af transfer since its inception, the transfer was completed in 1999 and the water has been continuously delivered to CLWA. CLWA has paid approximately \$47 million for the additional Table A Amount based on the transfer. The monies have been delivered. The sales price was financed by tax-exempt bonds. DWR recognized the transfer as permanent under the Monterey Agreement by entering into Amendment No. 18 to CLWA's agreement, which increases its Table A Amount by 41,000 af. The water supplies have consistently been allocated to CLWA based on that entitlement ever since.

A future adverse judgment invalidating the Monterey Agreement or the 41,000 af transfer could affect CLWA's and NCWD's ability to use water from the 41,000 af transfer and adversely affect CLWA's and NCWD's water supplies over the long term. The new pending challenges to the adequacy of CLWA's new Supplemental Water Project EIR and DWR's pending preparation of a new Monterey Agreement Program EIR therefore create potential uncertainty regarding the 41,000 af transfer.

However, it is not reasonable to believe that pending litigation is likely to unwind executed and completed agreements with respect to the permanent transfer of SWP water amounts, including the 41,000 af transfer.

After review of the current available information, NCWD determines that it is appropriate to rely upon the 41,000 af transfer for planning purposes for the following reasons:

1. The Monterey Agreement and resulting implementing transfer amendments remain in full force and effect, and no court has questioned the validity of the Monterey Agreement or the resulting implementing contracts.
2. The Court of Appeal refused to enjoin the reasonable use of water from the CLWA Supplemental Water Project including the 41,000 af transfer in *Friends*.

3. The existing SWP Water Delivery contract (including the 41,000 af transfer amendment) remains in full force and effect, and no court has ever questioned the validity of the contract or enjoined use of this portion of CLWA's Table A Amount.
4. DWR is preparing an EIR that will analyze all of the water transfers that were facilitated by the Monterey Amendments; this does not preclude CLWA from preparing and certifying its own EIR for the 41,000 af transfer, as instructed by *Friends*.
5. CLWA has certified the Supplemental Water Project EIR, including the 41,000 af Table A Amount transfer, without tiering from the Monterey Agreement EIR.
6. The 1999 CLWA Supplemental Water Project EIR for the 41,000 af transfer was overturned solely because it tiered from a later-decertified Monterey Agreement EIR.
7. CLWA's new Supplemental Water Project EIR corrects the sole defect identified by the Court of Appeal (i.e., tiering off the Monterey Agreement Program EIR).
8. CLWA's new Supplemental Water Project EIR must be deemed to be legally adequate until and unless it is set aside by a court.
9. Nothing in the Monterey Amendments settlement agreement precludes reliance on the 41,000 af transfer.
10. Nothing in the Monterey Amendments settlement agreement precludes CLWA from preparing and certifying its new Supplemental Water Project EIR for the 41,000 af transfer, as instructed by the Court of Appeal in *Friends*.
11. The Monterey Amendments settlement agreement expressly authorizes the operation of the SWP in accordance with the Monterey Amendments, which authorize the 41,000 af transfer.
12. The 41,000 af transfer was completed in 1999 and DWR has allocated and annually delivered water in accordance with the completed transfer. A price was set, the money was paid (financed by tax-exempt bonds), DWR amended CLWA's contract to include the additional entitlement, and the water has been continuously allocated and annually delivered to CLWA since 2000.
13. The Los Angeles County Superior Court in *Sierra Club, et al. v. City of Santa Clarita, et al.*, Case No. BS 098 722 recently upheld the City of Santa Clarita's EIR for Newhall Land and Farming's Riverpark project and expressly found that the City properly relied on the 41,000 af water transfer for planning purposes. See Attachment A.

3.2.3 Rosedale-Rio Bravo Water Storage District Groundwater Storage, Banking, Exchange, Extraction and Conjunctive Use Program

CLWA has entered into a water banking agreement with the Rosedale-Rio Bravo Water Storage District (RRBWSD). The EIR for this project was certified and the project was approved by CLWA in October 2005. Under the RRBWSD Groundwater Storage, Banking, Exchange, Extraction and Conjunctive Use Program (RRBWSD Storage and Recovery Program), CLWA would store up to 20,000 afy of its total SWP Table A Amount for use later

withdrawal and delivery to the CLWA service area in a future year or years when demand in the CLWA service area is greater than supply (i.e., in drier years; CLWA 2005b). Additional yearly storage capacity may be provided from time to time as determined by RRBWSD, however, the maximum amount of stored water that CLWA will have in the RRBWSD Storage and Recovery Program at any time is 100,000 af. Over the life of the project (through 2035), CLWA will be able to store a total of 200,000 af in the RRBWSD Storage and Recovery Program (CLWA 2005b). Under the RRBWSD Storage and Recovery Program, CLWA banked 20,000 af in 2005 and will bank 20,000 af this year (personal communication, D. Masnada 2006).

Under the RRBWSD Storage and Recovery Program, CLWA may elect to deliver to RRBWSD its excess Table A Amount or other SWP supplies available to CLWA. RRBWSD would use this water in lieu of pumping groundwater for irrigation or would directly recharge it to the underlying groundwater basin in recharge/percolation ponds. Upon request, RRBWSD would return CLWA's previously stored SWP water in one or more years, by either (1) requesting that an equivalent amount of RRBWSD's SWP water be delivered to CLWA (exchange); or (2) by pumping the water from its groundwater basin (pumpback) to the Cross Valley Canal into the Edmund G. Brown California Aqueduct (California Aqueduct), at which time the water would commingle with the SWP water in the California Aqueduct and would be conveyed to CLWA. The water RRBWSD returns to CLWA would be delivered through the California Aqueduct to CLWA on a space-available basis within the capacity of SWP facilities. CLWA will be able to request the withdrawal of 20,000 afy plus any additional and available extraction capacity as determined by RRBWSD. If RRBWSD constructs additional extraction facilities in the future, CLWA could potentially request up to 45,000 afy of its banked water.

This is a long-term banking and exchange project that would extend through 2035. The RRBWSD Storage and Recovery Program would improve the reliability of CLWA's existing dry-year supplies. The purpose of this project is to increase water supply reliability in the Santa Clarita Valley during single or multiple dry years.

3.2.4 Water Acquisition from the Buena Vista Water Storage District and Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program

CLWA is evaluating a water acquisition agreement with the Buena Vista Water Storage District (BVWSD) and the Rosedale-Rio Bravo Water Storage District (RRBWSD), referred to as the BVWSD/RRBWSD Water Acquisition Project. The water acquired by CLWA would be used to meet current and future demand in its service area, and anticipated demands of several currently identified sites that CLWA may soon be requested to annex into its service area. Through the BVWSD/RRBWSD Water Acquisition Project, CLWA would have rights to purchase the 11,000 af annually from BVWSD/RRBWSD during the term of CLWA's SWP Contract (2035), with an option to extend to a later date.

This 11,000 af of water acquired by CLWA would be used to meet current and future demand in its service area or the service area as it may be extended through annexation. An additional 9,000 af would be available for purchase from year-to-year, depending on the hydrologic conditions and water availability, for a total of 20,000 af. This additional water would only be available periodically, and while it would increase the water supply reliability for the CLWA service area, it would not support new development.

The Draft EIR for the CLWA Water Acquisition from the Buena Vista Water Storage District/Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program was issued in June 2006 (CLWA 2006b). The Final EIR for the project is currently being prepared; the Board of Directors is expected to determine whether to certify the EIR and approve the project in the fall of 2006. If approved, the project would increase CLWA's water supply by 11,000 to 20,000 afy. A portion (11,000 afy) of this water would be used to support existing and anticipated new demands, and a portion (up to 9,000 afy) would be used to increase the water supply reliability in the CLWA service area.

3.3 New Facilities

3.3.1 Treatment

CLWA filters and disinfects SWP water at its two treatment plants prior to its distribution to Local Purveyors. Since the completion of the CEQA evaluations for the Project, CLWA has approved and constructed upgrades to the Earl Schmidt Water Filtration Plant and is considering expansion of the Rio Vista Water Treatment Plant. The following section summarizes these actions.

The Earl Schmidt Water Filtration Plant (ESWFP) is one of two potable water treatment plants in the CLWA service area. The ESWFP is located near Castaic Junction, south of Lake Hughes Road and adjacent to Castaic Lake. It receives untreated SWP water from Castaic Lake and treats that water to meet applicable potable water quality standards.

CLWA was evaluating designs and potential environmental impacts of the upgrade and expansion of the ESWFP at the time of the approval of the Project. The process modifications were designed to achieve compliance with current and proposed water quality regulations (CLWA 2003b). The capacity modifications to the ESWFP were intended to accommodate a firm treatment capacity of 56 mgd (CLWA 2003b). These capacity modifications had the additional benefits of providing: (1) a greater degree of redundancy in treatment capabilities in the event of an emergency; (2) additional peak throughput capacity to meet existing summer peaking needs; and (3) capacity to serve future growth.

CLWA approved the plans for this project in mid-2003. Construction of the ESWFP upgrade and expansion followed the project approval. The 56 mgd plant has been functioning with its new processing system and added capacity since the spring of 2005.

CLWA is currently evaluating designs for the expansion of the Rio Vista Water Treatment Plant (CLWA 2006a). The plans call for the immediate expansion of this facility from its current 30 mgd to 60 mgd. The capacity modifications would have the same benefits as described for the ESWFP, above. The CLWA Board of Directors recently approved the project and certified the Rio Vista Water Treatment Plant Expansion Final EIR on August 23, 2006.

Expansion of treatment capacity enhances the ability of regional water agencies to meet the peak demands of water users. Without these expansions water purveyors would be forced to increase the pumping capacity of groundwater wells to meet peak demands. Treatment plant expansions do enhance the reliability of the delivery of water to users but do not add to the reliability of the supply.

3.3.2 Conveyance

CLWA provides treated water to the Local Purveyors via network pipelines. Since the completion of the CEQA evaluations for the Project, CLWA has approved the extension of the Honby Pipeline, and is in the process of extending the Pitchess Pipeline and the Sand Canyon Pipeline and related storage reservoir.

Completion and operation of the new facilities described below does not influence the amount of water available to support new development (like the Project) in the CLWA service area, but does support the delivery of the available water for use to existing and future development. Facilities upgrades in the CLWA service area significantly contribute to meeting peak period daily demands and provide redundancy to cope with unanticipated outages and emergencies.

3.3.2.1 Pitchess Pipeline

The Pitchess Pipeline is an approximately 4,300-foot-long, 24-inch lateral pipeline extension that extends existing pipeline from just east of Interstate 5 to the intersection of the Old Road and Sedona Way in unincorporated Los Angeles County. The Pitchess Pipeline carries treated imported water to the northwestern portion of CLWA's service area to supplement existing groundwater supplies distributed by the Local Purveyors. The Pitchess Pipeline was completed in fall of 2005.

3.3.2.2 Honby Pipeline

The Honby Pipeline Project is the construction of a 9,500-foot, 60-inch buried steel water pipeline to replace the existing 33-inch Honby pipeline, in a new alignment. Construction will occur in two stages. The first phase will include construction of a 2,500-foot pipeline segment that will connect the 84-inch treated water pipeline that leads from the RVWTP to the existing Honby Pipeline. The second phase will consist of the construction of the remaining 7,000-foot segment of the pipeline. This segment will continue from the end of the 2,500-foot segment to the new Sand Canyon pump station. Construction is expected to be complete by spring 2007. This pipeline will transport water that is already part of CLWA's supply.

3.3.2.3 Sand Canyon Pipeline

CLWA recently completed the construction of the Sand Canyon Pipeline and pump station, and the construction of a related storage reservoir is currently underway. Construction is expected to be completed by December 2006. The 48-inch, approximately 30,000-foot-long water pipeline originates near the intersection of Furnivall Avenue and Santa Clara Street where the new Sand Canyon pump station is located. The pipeline travels southeast from the new pump station and terminates at the new storage reservoir being constructed west of Rolling Hills Avenue and Warmuth Road. The new pump station will provide the lift to transport water to the 7-million-gallon storage reservoir and ensure that adequate pressure is available throughout the project's service zone.

3.4 Plans and Reports

3.4.1 NCWD Water Supply Report

In late 2004, NCWD prepared an assessment of regional water supplies to assist the agency in determining if currently available and reasonably foreseeable water sources will be sufficient to meet existing and anticipated future water demands (NCWD 2004). This assessment characterized the local and imported water supplies available to NCWD, the reliability of those water supplies and the projected water demands for the Santa Clarita Valley, and those within the NCWD service area. The assessment followed the guidelines in the California Water Code Sections 10910-10912 for approach, required information, and the criteria for determining supply sufficiency to allow NCWD to facilitate the use of the information in the Water Supply Report in future.

NCWD evaluated various methods of predicting future water demands. The various methods included regional projections of per capita use estimates, extrapolation of historic water connection to new water connections, and econometric approaches using planned land use. The extrapolation of historic water connection method (with consideration of the results of the other methods) was used in this report.

It was determined that the total annual demand within the NCWD service area at build-out of the approved land use (at an indeterminate date) would be 29,150 af. Water connections were expected to increase to 14,550 by 2025. Water demand (with anticipated conservation measures) was expected to increase to 17,400 af by 2025.

NCWD reviewed the status of each of the local and imported water supplies, their constraints, reliability, and augmentation possibilities. Based on those analyses sufficient water supplies appeared to be available to meet anticipated demand through 2025. This determination included normal, multiple dry, and single dry year conditions along with the use of local groundwater, imported, banked, and recycled supplies.

3.4.2 Santa Clarita Valley Water Reports

Water management agencies in the Santa Clarita Valley have prepared the annual *Santa Clarita Valley Water Report* (SCVWR) since 1998. This report provides the current information about water supplies (including the local groundwater resources, SWP water supplies, water conservation supplies and recycled water) and demands. The 2005 edition reviews the sufficiency and reliability of current supplies compared to existing demand and provides a short-term outlook of the supply-demand relationship for 2006.

As described in the most recent SCVWR, the total water demand in the Santa Clarita Valley in 2005 was approximately 83,600 af. Approximately 85 percent (70,800 af) of this demand was delivered for municipal use and the remainder (12,800 af) was for agricultural and other (miscellaneous) uses. As a result of the significantly wet conditions that prevailed through winter and spring, total demand in 2005 was approximately five percent lower than in 2004, and about nine percent lower than had been estimated in the previous SCVWR. The total water demands were met by a combination of about 45,100 af from local groundwater resources, about 38,000 af of SWP water, and about 450 af of recycled water. Groundwater supplies were used to meet nearly 32,300 af for municipal demand and 12,800

af for agricultural and other uses. Groundwater supplies from the alluvial aquifer produced approximately 38,700 af and slightly less than 6,500 af were pumped from the underlying, deeper Saugus Formation. Alluvial aquifer pumping represented about a 5,000 af increase from 2004 while pumping from the Saugus formation was essentially unchanged. Neither pumping volume resulted in any overall change in ongoing groundwater conditions (water levels, water quality, etc.) in either aquifer system. SWP deliveries to the Local Purveyors decreased by about 9,000 af from the volume delivered in 2004.

Table 4 provides a summary of the water uses and supplies in the Santa Clarita Valley in 2005.

TABLE 4
Summary of 2005 Water Supplies and Uses (acre-feet)

Municipal		
State Water Project		38,034
Groundwater (Total)		32,316
Alluvial Aquifer	26,368	
Saugus Formation	5,948	
Recycled Water		438
Subtotal		70,788
Agriculture/Miscellaneous		
State Water Project		-
Groundwater (Total)		12,785
Alluvial Aquifer	12,280	
Saugus Formation	505	
Subtotal		12,785
Total		83,573

Source: SCVWP 2005.

CLWA's final allocation of Table A from the SWP for 2005 was 90 percent, or 85,680 af. Utilizing SWP contract provisions, CLWA elected to "carry over" unused remaining Table A Amount into 2006. The total available SWP supply in 2005 was 88,382 af, including 2,702 af of 2004 carryover delivered in early 2005. CLWA deliveries were 38,034 af to the Purveyors and 20,000 af to the RRBWSD Storage and Recovery Program (described above), with 31,377 af of the 2005 Table A Amount for potential carryover to 2006. In 2005, CLWA did not need to supplement water supplies from the two groundwater banking agreements with Semitropic.

The SCVWR also provided a review of the status of the water resources available for use in the Santa Clarita Valley and applicable water management plans. Management plans for the Alluvial aquifer anticipate withdrawals in the range of 30,000 to 40,000 afy in average/normal years, and 30,000 to 35,000 afy in dry years. Pumping from the Alluvial aquifer was 38,700 af in 2005. Higher than average precipitation in late 2004 and 2005

resulted in significant water level recovery in the eastern part of the basin, continuing the overall trend of fluctuating groundwater levels within a generally constant range over the last 30 years. On a long-term basis, there is no evidence of any historic or recent trend toward permanent water level or storage decline.

These ongoing data indicate that the Alluvial aquifer remains in good operating condition and can continue to support pumping in the range described above without adverse results (e.g., long-term water level decline or degradation of groundwater quality). While there have been historical fluctuations in groundwater level and quality, typically associated with variations in precipitation and streamflow, there has been no long-term trend toward groundwater quality degradation; groundwater produced from the Alluvial aquifer remains a viable municipal and agricultural water supply.

All other Alluvial wells operated by the Purveyors continue to be used for municipal water supply service; those wells near the Whittaker-Bermite property are routinely sampled and perchlorate has not been detected. The inactivation of Alluvial wells due to perchlorate contamination (described above) does not limit the Purveyors' ability to produce groundwater from the Alluvial aquifer in accordance with the groundwater operating plan.

Management plans for the Saugus Formation aquifer anticipate withdrawals in the range of 7,500 to 15,000 afy in average/normal years and 21,000 to 35,000 afy for one to three consecutive dry years. These management plans describe that such short-term pumping can be recharged during subsequent wet/normal years to allow groundwater levels and storage to recover, as it has in historical periods. Total pumping from the Saugus Formation was slightly less than 6,500 af in 2005. On average, pumping from the Saugus Formation has been about 7,000 afy since 1980. Both rates are near the lower end of the range of use of the water within the formation. As a result of long-term relatively low pumping from the Saugus Formation, groundwater levels in that aquifer have remained essentially constant over the last 35 to 40 years. Ammonium perchlorate contamination from the Whittaker-Bermite facility continued to force the closure of four wells in the Saugus Formation (described above). Despite the inactivated Saugus wells, the Purveyors still have sufficient pumping capacity in other wells to meet the planned normal range of Saugus pumping.

The 2005 SCVWR also provided up-to-date information on historical and current water deliveries by water source type. This information is provided in Table 5. The SCVWR identified that water demands and supplies fluctuate from year to year in response to climatic conditions. For example, while the long-term urbanization of the Santa Clarita Valley has resulted in a long-term increase in demand for urban uses, demand in 2005 was approximately five percent less than in 2004, principally as a result of a lengthy rainy season. Water supplies for 2006 were expected to be sufficient to meet the needs of the CLWA service and allow for the banking of an additional 20,000 af in the RRBWSD's Storage and Recovery Program. Previously banked water in the Semitropic Groundwater Storage Bank is not anticipated to be needed in 2006.

TABLE 5
Municipal Water Supply Utilization by the Local Purveyors

Year	State Water Project	Alluvial Aquifer	Saugus Formation	Recycled Water	Total Municipal
1980	1,125	16,625	4,569	0	22,319
1981	5,816	14,056	4,950	0	24,822
1982	9,659	8,684	3,569	0	21,912
1983	9,185	8,803	3,398	0	21,386
1984	10,996	12,581	3,809	0	27,386
1985	11,823	12,519	4,140	0	28,482
1986	13,759	12,418	4,975	0	31,152
1987	16,285	12,630	4,962	0	33,877
1988	19,033	12,197	6,404	0	37,634
1989	21,618	13,978	7,217	0	42,813
1990	21,613	13,151	8,302	0	43,066
1991	7,968	17,408	14,417	0	39,793
1992	13,911	16,897	10,458	0	41,266
1993	13,393	19,808	10,151	0	43,352
1994	14,389	20,068	11,531	0	45,988
1995	16,996	20,590	8,087	0	45,673
1996	18,093	24,681	7,373	0	50,147
1997	22,148	25,273	6,752	0	54,173
1998	20,254	23,898	4,706	0	48,858
1999	27,282	27,240	2,728	0	57,250
2000	32,579	25,216	3,193	0	60,988
2001	35,369	22,055	3,267	0	60,691
2002	41,768	22,097	4,360	0	68,225
2003	44,419	19,397	3,581	700	68,097
2004	47,205	18,970	5,701	448	72,324
2005	38,034	26,368	5,948	438	70,788

Source: SCVWP 2005.

3.4.3 2005 Urban Water Management Plan

Water management agencies in the Santa Clarita Valley prepared and approved an updated Urban Water Management Plan (UWMP) in 2005². The approved UWMP provides a framework to guide long-term planning and management actions by the regional water agencies. It also provides a broad perspective on a number of water supply issues to the public and provides information regarding:

- the potential sources of supply and their reasonable probable yield;
- the probable demand, given a reasonable set of assumptions about regional growth and implementation of good water management practices; and
- an assessment of how the supply will be able to meet demand in the next 20 years.

The UWMP contains a description of the historic and current water use and a description of the methodology used to project future demands within CLWA's service area. Water use was divided into applicable land use categories (residential, industrial, institutional, landscape, agricultural, and other). Existing land use data and approved new water connection information were compiled from each of the Local Purveyors. Future projections of demand were based on information in the "One Valley One Vision" (OVOV) report, a joint planning effort by the City of Santa Clarita and the County of Los Angeles. This information was then compared to historical trends for new water service connections and customer use factors considering climatic and water conservation effects. Historic water demands are shown in Figure 6, and projected future water demands are provided in Table 6.

The 2005 UWMP also contains a description of existing and reasonably anticipated water resources available to CLWA and the Local Purveyors. These descriptions include the various sources of water, the amount of water that would be expected to be available under normal years and during periods of single year and multiple year droughts.

Table 7 provides the existing and anticipated water supplies for use within the CLWA service area, and the associated assumptions and caveats, as were described in the 2005 UWMP.

Reliability planning and the inherent nature of the delivery reliability of each of the water sources were reviewed in the 2005 UWMP. This discussion included:

- characteristics of the local groundwater supplies from the alluvial and Saugus Formation aquifers;
- the timing and availability of recycled water;
- supplies from the SWP, provisions of the water supply contract and the anticipated delivery reliability of those supplementary supplies (as described in the 2005 SWP Delivery Reliability Report (DWR 2006b)); and

² The California Legislature enacted the Urban Water Management Planning Act in 1983. This act has been implemented through Water Code Sections 10610 - 10656. The Act states that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet of water annually, should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years. The Act describes the contents of the Urban Water Management Plans as well as how urban water suppliers should adopt and implement the plans.

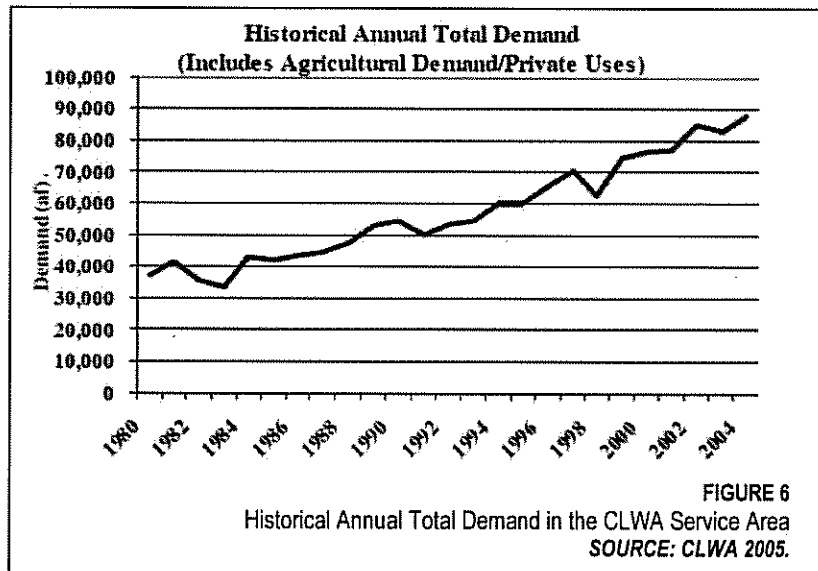


TABLE 6
Projected Water Demands in the CLWA Service Area

Purveyor	Demand (af)						Annual Increase
	2005	2010	2015	2020	2025	2030	
CLWA's SCWD	30,400	35,000	39,100	43,100	47,100	51,100	2.1%
LACWWD #36	1,300	1,600	1,800	2,000	2,000	2,800	3.1%
NCWD	11,800	14,400	16,000	17,700	19,300	21,000	2.4%
VWC	30,200	35,100	40,200	43,700	50,600	54,400	2.4%
Total Purveyor	73,700	86,100	97,100	106,500	119,400	129,300	2.2%
Agricultural / Private Uses	15,600	13,950	12,300	10,650	9,000	9,000	--
Total (w/o conservation)	89,300	100,050	109,400	117,150	128,400	138,300	--
Conservation ¹	(7,370)	(8,610)	(9,710)	(10,650)	(11,940)	(12,930)	--
Total w/conservation	81,930	91,440	99,690	106,500	116,460	125,370	1.3%

Source: CLWA 2005a.

1. Assumes 10 percent reduction on urban portion of demand resulting from conservation best management practices.

TABLE 7
Existing and Planned Water Supplies in the CLWA Service Area

Water Supply Sources	Supply (af)					
	2005	2010	2015	2020	2025	2030
Existing Supplies						
Imported (Wholesale)	70,380	73,660	75,560	76,080	77,980	77,980
SWP Table A Supply ²	65,700	67,600	69,500	71,400	73,300	73,300
Flexible Storage Account (CLWA) ³	4,680	4,680	4,680	4,680	4,680	4,680
Flexible Storage Account (Ventura County) ^{3,4}	0	1,380	1,380	0	0	0
Local Supplies						
Groundwater	40,000	46,000	46,000	46,000	46,000	46,000
Alluvial Aquifer	35,000	35,000	35,000	35,000	35,000	35,000
Saugus Formation	5,000	11,000	11,000	11,000	11,000	11,000
Recycled Water	1,700	1,700	1,700	1,700	1,700	1,700
Total Existing Supply	112,080	121,360	123,260	123,780	125,680	125,680
Existing Banking Programs³						
Semitropic Water Bank ⁵	50,870	50,870	0	0	0	0
Total Existing Banking Programs	50,870	50,870	0	0	0	0
Planned Supplies						
Local Supplies						
Groundwater	0	10,000	10,000	20,000	20,000	20,000
Restored wells (Saugus Formation)	0	10,000	10,000	10,000	10,000	10,000
New Wells (Saugus Formation)	0	0	0	10,000	10,000	10,000
Recycled Water	0	0	1,600	6,300	11,000	15,700
Transfers						
Buena Vista/Rosedale-Rio Bravo ⁶	0	11,000	11,000	11,000	11,000	11,000
Total Planned Supplies	0	21,000	22,600	37,300	42,000	46,700
Planned Banking Programs						
Rosedale-Rio Bravo	0	20,000	20,000	20,000	20,000	20,000
Additional Planned Banking	0	0	20,000	20,000	20,000	20,000
Total Planned Banking Programs	0	20,000	40,000	40,000	40,000	40,000

Source: CLWA 2005a.

1. The values shown under "Existing Supplies" and "Planned Supplies" are supplies projected to be available in average/normal years. The values shown under "Existing Banking Programs" and "Planned Banking Programs" are either total amounts currently in storage, or the maximum capacity of program withdrawals.

2. SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 af by percentages of average deliveries projected to be available, then from Table 6-5 of DWR's "Excerpts from Working Draft of 2005 SWP Delivery Reliability Report (May 2005).

3. Supplies shown are total amounts that can be withdrawn and would typically be used only during dry years.

4. Initial term of the Ventura County entities' flexible storage account is ten years (from 2006 to 2013).

5. Supplies shown are the total amount currently in storage and would typically be used only during dry years. Once the current storage amount is withdrawn, this supply would no longer be available, and this supply is not available after 2013.

6. CLWA is in the process of acquiring this supply, primarily to meet the demands of future annexations to the CLWA service area.

- various flexible water supply arrangements (e.g.; the flexible storage account with DWR, water banking agreements with Semitropic Water District and the Rosedale-Rio Bravo Water Storage District, and the water supply agreement with the Buena Vista Water Storage District and the Rosedale-Rio Bravo Water Storage District) established by CLWA to meet water demands in years when local and SWP supplies were insufficient to meet water user demands.

Also included in the 2005 UWMP are descriptions of water Demand Management Measures and the Best Management Practices implemented by CLWA as a part of water conservation programs to result in quantifiable water savings for the Valley, and a Water Shortage Contingency Plan and a Drought Emergency Water Sharing Agreement have been prepared by CLWA and the Local Purveyors.

The UWMP was the subject of a series of public outreach actions, including two public hearings. It was adopted by the water management agencies in the Santa Clarita Valley in late 2005.

In February 2006 a petition challenging the 2005 UWMP was filed by California Water Impact Network and Friends of the Santa Clara River in the Ventura Superior Court. The petition alleges that the plan violated the Urban Water Management Planning Act because it overstates availability of local groundwater and SWP supplies thereby facilitating unsustainable urban development and resulting in harm to public trust resources involving the contribution to the water flows and quality of water in the Santa Clara River and its habitat. These challenges were transferred to the Los Angeles Superior Court and the litigation is pending (Los Angeles County Superior Court Case BS 103295).

3.4.4 Monterey Agreement and the SWP Reliability Report

During the 1990s, disagreements arose between DWR and the agencies that hold contracts for SWP water (SWP contractors) about how available SWP supplies should be allocated. The SWP contractors and DWR agreed to negotiate a settlement of their differences and develop a new approach to managing SWP resources through a major overhaul of the Water Supply Contracts. After a series of exhaustive negotiating sessions, an agreement was reached in December 1994 in Monterey, California on a set of principles, known as the "Monterey Agreement." The Monterey Agreement principles were implemented through an amendment to the Water Supply Contracts between DWR and the SWP contractors, which became known as the "Monterey Amendment." The Monterey Amendment was approved in 1995 and went into effect in August 1996.

A Program EIR analyzing the environmental impacts of the Monterey Amendment (Monterey Agreement EIR) was prepared and certified by the Central Coast Water Authority (CCWA) in 1995.

As discussed in Section 3.2.2 of this Addendum, in late 1995, a lawsuit was filed by the Planning and Conservation League (PCL), Plumas County Water Conservation and Flood Control District (Plumas County), and Citizens Planning Association of Santa Barbara County (CPA) (collectively referred to as the "plaintiffs") challenging the EIR. The plaintiffs argued that the environmental impact analysis prepared was inadequate because CCWA was not a proper lead agency and the EIR analysis did not reflect the inability of the SWP to deliver full Contract amounts to SWP contractors, even though they held contractual

“entitlements” to those supplies. In 2000, the California State Court of Appeal (Third District) found that a new EIR must be prepared.

Discussions to mediate a settlement began in 2001 and were finalized in May 2003. All parties to the litigation have signed the settlement agreement. The settlement agreement calls for DWR to prepare a new EIR pursuant to CEQA, while the Monterey Amendment’s provisions remain in operation. Pursuant to the settlement agreement, the parties are preparing a new EIR. The new EIR will evaluate the potential environmental impacts of changes to SWP operations incorporated in the Monterey Amendment and the settlement agreement. The settlement agreement did not change the substance of the Monterey Amendment, but addressed the process by which the new Monterey Amendment EIR will be prepared. The settlement agreement also calls for DWR to produce a biennial SWP Delivery Reliability Report.

The Department of Water Resources (DWR) issued The SWP Delivery Reliability Report 2005 (DWR 2006b) to update information presented in the similar 2002 report (DWR 2003). A draft of the SWP Delivery Reliability Report 2005 underwent extensive public review in late-2005. The information contained in the 2005 report was recommended by DWR for use by SWP contractors in developing their 2005 Urban Water Management Plans.

The SWP Delivery Reliability Report 2005 presented DWR’s current information regarding the annual water delivery reliability of the SWP for existing and future levels of development in the water source areas, assuming historical patterns of precipitation. This report reviewed the general subject of water delivery reliability and discussed how DWR determines delivery reliability for the SWP. A discussion of the analysis tool (the CalSim II computer simulation model), the analyses, and peer review regarding the accuracy of CalSim II and its suitability for use in this report was included³. Finally, estimates of SWP delivery reliability today and in the future were provided along with examples of how to incorporate this information into local water management plans.

The SWP Delivery Reliability Report 2005 did not include analyses of how specific water agencies should integrate SWP water supply into their water supply equation. The reports identified that such integration requires extensive information about local facilities, local water resources, and local water use, which is beyond the scope of the State-wide report. Moreover, such an analysis would require decisions about water supply and use that traditionally have been made at the local level. DWR identified that local officials (like CLWA) should continue to fill this role. Chapter 6 of the 2005 Report provided examples to help local agencies incorporate the information presented in this report into local water management assessments.

³ The critical data in the 2002 and 2005 Reports are based upon water delivery predictions using a computer simulation model, CalSim II. Public criticism of this analytical approach centers on two areas: (1) the ability of CalSim II to simulate “real world” conditions and accurately estimate SWP deliveries; and (2) the inability of the approach to account for future uncertainties such as changes in the climate pattern or levee failure in the Sacramento-San Joaquin Delta due to flooding or an earthquake. While no model is perfect, DWR is satisfied with the degree to which CalSim II simulates actual, real-world operations of the SWP. When professional judgment is used with the knowledge of the limitations of CalSim II and the assumptions used in the studies, CalSim II is a useful tool in assessing the delivery reliability of the SWP. The studies and peer review related to CalSim II are discussed in Chapter 3 and Appendix E of the 2005 Report.

The 2005 Report (DWR 2006b) provided information on five CalSim II model studies. Studies 1, 2, and 3 were from the 2002 SWP Delivery Reliability Report while studies 4 and 5 were developed specifically for the 2005 Report. The results of studies 1, 2 and 3 were included in for comparison purposes.

The results of these studies as summarized in Table 8 for average, maximum, and minimum deliveries for SWP contractors south of the Sacramento-San Joaquin Delta.

TABLE 8
Table A Deliveries for SWP Contractors South of the Delta

Study	Average Delivery		Maximum Delivery		Minimum Delivery	
	Thousand afy	Percent of Maximum Table A	Thousand afy	Percent of Maximum Table A	Thousand afy	Percent of Maximum Table A
2002 SWP Delivery Reliability Report						
1. 2001 Study	2,962	72%	3,845	93%	804	19%
2. 2021A Study	3,083	75%	4,128	100%	830	20%
3. 2021B Study	3,130	76%	4,133	100%	830	20%
2005 SWP Delivery Reliability Report (Updated Studies)						
4. 2005 Study	2,818	68%	3,848	93%	159	4%
5. 2025 Study	3,178	77%	4,133	100%	187	5%

Source: DWR 2006b.

Note: Maximum Delta Table A is 4.133 million acre-feet per year.

The results of these studies for a variety of dry-year scenarios are provided in Table 9. Information is provide for both current (Study 4) and for 20 years in the future (Study 5).

TABLE 9
Average and Dry-year Table A Delivery from the Delta

	Average 1922-1994	Single dry-year (1977)	2-year drought (1976-1977)	4-year drought (1931-1934)	6-year drought (1987-1992)	6-year drought (1929-1934)
	2002 SWP Delivery Reliability Report					
1. 2001 Study	72%	19%	48%	37%	41%	40%
2. 2021 A Study	75%	20%	44%	39%	40%	41%
3. 2021B Study	76%	20%	44%	39%	40%	41%
2005 SWP Delivery Reliability Report (Updated Studies)						
4. 2005 Study	68%	4%	41%	32%	42%	37%
5. 2025 Study	77%	5%	40%	33%	42%	38%

Source: DWR 2006b.

The anticipated average delivery of SWP forecast in the SWP Water Delivery Reliability Report (DWR 2006b) are similar to those found in prior DWR (2003) report. Anticipated

delivery in a single-year drought scenario is significantly less than those previously published. These results tend to demonstrate the need for water banking programs such as those implemented by CLWA (e.g., Semitropic and RRBWSD) to reduce or eliminate the anticipated delivery amounts in single dry years. The results of the SWP Water Delivery Reliability Report (DWR 2006b) were incorporated into the 2005 Urban Water Management Plan (CLWA 2005a).

3.4.5 Global Warming

The potential effects of increasing atmospheric concentrations of carbon dioxide and other 'greenhouse gases' and the observed increase in the average temperature of the Earth's atmosphere and oceans have been the subject of considerable technical analysis and political debate. The natural phenomena (e.g.; temperature, rainfall) that together form the climate of a particular region vary from day-to-day and year-to-year. The variation in climate can be a result of natural, internal processes or in response to external forces from both human and non-human causes, including solar activity, volcanic emissions, and greenhouse gases. There is little controversy that the earth's atmosphere has warmed over the last century. The detailed causes of this change remain an active field of research. However, there is increasing amount of scientific evidence that identifies greenhouse gases as the primary cause of the recent warming. This conclusion can be controversial, especially outside the scientific community. The U.S. Environmental Protection Agency maintains a website summarizing the most recent scientific evaluations and current news on the global warming issue at: <http://yosemite.epa.gov/oar/globalwarming.nsf/content/index.html>.

On June 1, 2005, Governor Arnold Schwarzenegger issued Executive Order S-3-05 establishing greenhouse gas emissions targets for California and requiring biennial reports on potential climate change effects on several areas, including water resources. In June 2006 DWR published a Technical Memorandum Report entitled Progress on Incorporating Climate Change into Planning and Management of California's Water Resources in response to the Executive Order (DWR 2006a).

This Technical Memorandum Report describes progress made incorporating climate change into existing water resources planning and management tools and methodologies. Some preliminary results on the potential effects of climate change are presented. While the analyses presented in that report used many of the most current scientific techniques and were reviewed by experts, all of the results are preliminary. They incorporate several assumptions, reflect a limited number of climate change scenarios, and do not address the likelihood of each scenario. Policy implications of climate change and recommendations to respond to the future demands for water are identified as beyond the scope of the report.

The Report covers a wide range of topics addressing climate change and its potential impact on California's water resources. These include the following:

- Causes of climate change and potential threat to California's water resources, and measures that could be taken to adapt to or mitigate the effects of climate change.
- Background and approach used for the climate change analyses included and the climate change scenarios used in the Report.

- Potential impacts of the selected climate change scenarios on SWP and Central Valley Project operations. Results presented include changes in reservoir inflows, delivery reliability, and annual average carryover storage. It also discusses the interaction of various regulatory and operational conflicts such as water allocations, flood control, in-stream flow requirements, and water quality requirements. The Report also presented the implications for possible changes to operations that could mitigate the effects of climate change. However, these operational changes are left for future work.
- Potential impacts to Delta water quality and water levels, including effects of modified Delta inflows and exports on compliance with water quality standards and the implications of sea level rise.
- Implications of global warming for managing floods.
- Potential increases in crop water use due to global warming, and application of analysis tools to assess changes in estimated net irrigation requirements for crops.

In addition, the Report included directions for further work to incorporate climate change into California's water resources management. This includes probability estimates of potential climate change scenarios in order to provide policymakers with both ranges of impacts and the likelihoods associated with those impacts.

Based on the information provided in the Report, Table 10 provides a summary of the anticipated future effects of global climate change on California's water resources and the consequences of those effects.

TABLE 10
Potential Effects of Climate Change on California's Water Resources and Expected Consequences

Potential Water Resource Impact	Expected Consequence
Reduction of the State's Average Annual Snowpack	Potential loss of 5 million acre-feet or more of average annual water storage in the State's snowpack Increased challenges for reservoir management and balancing the competing concerns of flood protection and water supply
Changes in the Timing, Intensity, Location, Amount, and Variability of Precipitation	Potential increased storm intensity and increased potential for flooding Possible increased potential for droughts
Long-term Changes in Watershed Vegetation and Increased Incidence of Wildfires	Changes in the intensity and timing of runoff Possible increased incidence of flooding and increased sedimentation
Sea Level Rise	Inundation of coastal marshes and estuaries Increased salinity intrusion into the Sacramento-San Joaquin River Delta Increased potential for Delta levee failure Increased potential for salinity intrusion into coastal aquifers (groundwater) Increased potential for flooding near the mouths of rivers due to backwater effects

TABLE 10
Potential Effects of Climate Change on California's Water Resources and Expected Consequences

Potential Water Resource Impact	Expected Consequence
Increased Water Temperatures	Possible critical effects on listed and endangered aquatic species Increased environmental water demand for temperature control Possible increased problems with foreign invasive species in aquatic ecosystems Potential adverse changes in water quality, including the reduction of dissolved oxygen levels
Changes in Urban and Agricultural Water Demand	Changes in demand patterns and evapotranspiration rates

Source: DWR 2006a.

Other recent DWR documents have addressed the potential for climate change, the potential effects on water resources management, and the applicability of existing models to simulate current and future conditions that would be likely to occur over the next 20-years. Other evaluations (see http://www.climatechange.ca.gov/biennial_reports/2006report/) have used readily available models and other water management tools to assess the affects of various global climate change scenarios on water supplies in California. DWR addressed the need to consider global climate change as part of long-term planning for the management of California's water resources in the Bulletin 160: California Water Plan Update - 2005. This report acknowledged that:

California's future hydrologic conditions will likely be different from patterns observed over the past century. Predictions include increased temperatures, reductions to the Sierra snowpack, earlier snowmelt, and a rise in sea level, although the extent and timing of the changes remain uncertain. ...

Managing water resources with climate change could prove different than managing for historical climate variability because climate change could produce hydrologic conditions, variability, and extremes that are different from what current water systems were designed to manage; ...

At present, the extent of climate change impacts is uncertain. As more sophisticated tools are developed and more studies are completed, better quantification may be possible. ... Incorporating flexibility and adaptability into our current system can strengthen our ability to respond to change. Flexible systems contribute to beneficial operations both under current as well as future climate conditions by allowing management adjustments or midcourse corrections without causing major economic and social disruptions.... (DWR 2005)

The SWP Delivery Reliability Report addressed the need to incorporate some of the uncertainties of global warming with regard to planning and operation of the SWP, as described in the following excerpt from the Report:

Until the impacts of climate change on precipitation and runoff patterns in California are better quantified, future weather patterns are usually assumed to be similar to those in the past, especially where there is a significant historical rainfall record.

The State Water Project analyses contained in this report are based upon 73 years of historical records (1922-1994) for rainfall and runoff that have been adjusted to reflect the current and future levels of development in the source areas by analyzing land use patterns and projecting future land and water use. These series of data are then used to forecast the amount of water available to the SWP under current and future conditions.

The assumption that past rainfall-runoff patterns will be repeated in the future has an inherent uncertainty, especially given the evolving information on the potential effects of global climate change. (DWR 2006a)

The California Assembly and Senate recently passed Assembly Bill 32, the California Global Warming Solutions Act of 2006. This act requires the State Air Resources Board to adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions levels in 1990 and establish a mechanism to achieve this limit by 2020. The bill also requires the Board to adopt regulations for reporting and verifying statewide greenhouse gas emissions and to monitor and enforce compliance with the greenhouse gas emissions program. As of September 5, 2006, Assembly Bill 32 was enrolled and awaiting the Governor's signature.

3.5 Sacramento-San Joaquin Delta Limitations

Since completion of the Final EIR for the Project in 2001, a variety of actions have occurred or are planned for the Sacramento-San Joaquin Delta. These actions range from changes in water management infrastructure to changes in water quality requirements to protect the biological resources in the Delta. A description of some of the more substantial changes in the Delta region is provided below:

- **CALFED Litigation**—The CALFED Bay Delta Program is an association of agencies and stakeholders whose goal is to develop and implement a long-term plan to address chronic water supply and environmental problems in the Sacramento-San Joaquin River Delta and San Francisco Bay. This association has developed a Program Action Plan that provides a framework for the implementation of projects within the CALFED Program. The major program components are ecosystem restoration; water supply reliability (including water use efficiency, water transfers, watershed management, water storage, and water conveyance); water quality; and levee system integrity. An Environmental Impact Statement/EIR was prepared for the CALFED Program in 1999 and was certified in August 2000. Three separate cases concerning the CALFED process were originally filed in Superior Court in Sacramento, Fresno, and Orange counties, and the cases were coordinated for trial proceedings before the Superior Court, Sacramento County. In April 2003, a Sacramento Superior Court upheld the EIR and its certification under CEQA. However, this judgment was reversed, in part, by the Third Appellate Court of California. The components of the CALFED Program continue to be implemented.

- **Environmental Water Account**—The Environmental Water Account (EWA) is a cooperative water management program designed to provide protection to at-risk native fish species of the Delta estuary while improving water supply reliability for water users. The EWA program makes environmentally beneficial changes in the operations of the SWP and the Central Valley Project (at no uncompensated water loss to the Central Valley Project and SWP water users). The protective actions for at-risk native fish species proposed as part of the EWA would range from reducing Delta export pumping to augmenting instream flows and Delta outflows. Beneficial changes in SWP and Central Valley Project operations could include changing the timing of some flow releases from storage and the timing of water exports from the Delta pumping plants to coincide with periods of greater or lesser vulnerability of various fish species to environmental conditions in the Delta. DWR and the U.S. Bureau of Reclamation (Reclamation) released the Final Environmental Impact Statement (EIS)/EIR for the EWA in January 2004.
- **South Delta Improvements Program**—The South Delta Improvements Program (SDIP) was included in the CALFED Program. The SDIP consists of two major components: (1) physical and structural improvements in the south Delta; and (2) operational improvements at the SWP's Clifton Court Forebay. The physical and structural improvements consists of the following: construction and operation of permanent operable gates at up to four locations in the south Delta channels to protect fish and meet the water level and, through improved circulation, water quality needs for local irrigation diversions; channel dredging to improve water conveyance; and modification of 24 local agricultural diversions. The operational components consider raising the permitted diversion limit into the SWP Clifton Court Forebay from 6,680 cubic feet per second (cfs) to 8,500 cfs. DWR and the U.S. Bureau of Reclamation released a Draft Environmental Impact Statement/EIR for the SDIP in October 2005.
- **North Delta Flood Control and Ecosystem Restoration Project**—The channel system in several of the streams in the North Delta lacks capacity to convey flows from the upstream watershed through the Delta to the San Joaquin River and to the San Francisco Bay. In concert with the CALFED Program, the North Delta Flood Control and Ecosystem Restoration Project, also referred to as the North Delta Improvements Project (NDIP), is designed to implement flood control improvements in a manner that also contributes to ecosystem restoration, water quality, and water supply reliability concerns in the North Delta. The NDIP will improve water conveyance, improve water supply reliability, facilitate reductions in salinity, recommend ecosystem restoration actions, and improve levee stability and integrity while minimizing impacts to agricultural and recreation resources. DWR and U.S. Army Corps of Engineers published a Notice of Intent/Notice of Preparation for the EIS/EIR on this project in January 2003.
- **Delta Levee Improvements**—There are over 1,600 miles of aging levees in the Delta. The integrity of these levees has been of concern for some time and was brought to the forefront after the failure of the Delta's Jones Tract levee in 2004, and subsequent levee failures and flooding due to hurricane Katrina in New Orleans in 2005. There are a variety of on-going and planned activities related to improving the integrity of the levees in the Delta.

- **Other SWP and/or Central Valley Project Operations Projects**— There are a variety of on-going and planned projects related to the operations of the SWP and Central Valley Project. These include, but are not limited to the following: 2004 Long-Term Central Valley Project Operations Criteria and Plan; San Luis Reservoir Low-Point Study; and the Delta-Mendota Canal/California Aqueduct Intertie.
- **Endangered Species Considerations**— Since completion of the Final EIR for the Project some protected species in the Delta, such as the Delta smelt, have experienced significant declines in their abundance. A variety of actions, projects, and plans have been implemented or are in the planning stages to address these species issues. These actions are being undertaken by a variety of federal, state, and local agencies. Several federal, state and local agencies, including the U.S. Bureau of Reclamation, U.S. Fish and Wildlife Service, the National Oceanic and Atmosphere Administration-Fisheries, DWR, certain water management wholesale and retail agencies, have initiated new species conservation planning and permitting activities for anticipated and ongoing water management operations in the Delta.

The 2005 SWP Delivery Reliability Report and the modeling analysis conducted for that report took into account the effects of many of these changes on water supply, quality, and supply reliability for SWP contractors south of the Delta. It is anticipated that future SWP Delivery Reliability Reports will take into account the effects of additional projects and programs as they are implemented.

3.6 Santa Clarita River TMDLs

Since completion of the Final EIR for the Project, two Total Maximum Daily Load (TMDL)⁴ were completed for chlorides and nitrogen on the Santa Clara River. These TMDLs are described below.

3.6.1 Chlorides

In recent years, elevated concentrations of chloride have been measured in waters of the Santa Clara River watershed. These concentrations are primarily due to various types of loading during beneficial water uses, including agricultural uses (irrigation and leaching); commercial uses; domestic uses; and water treatment (e.g., water softeners) (LACSD 2002). In addition to loading from urban runoff, imported water in certain year types, and the discharge of treated wastewater, naturally occurring chloride concentrations contribute to excessive chloride concentrations in Santa Clarita Valley groundwater (LARWQCB 1999b). The identification of excessive chloride concentrations resulted in the addition of several reaches of the Santa Clara River in the Section 303(d) List, as identified above.

⁴ The federal Clean Water Act requires states to designate appropriate water uses to be protected and directs states to set water quality criteria based on these uses (United States Environmental Protection Agency [USEPA] 2000a). Under section 303(d) of the Clean Water Act, states, territories, and authorized Indian tribes are required to submit lists to the USEPA detailing water bodies for which existing pollution controls are insufficient to attain or maintain water quality standards. After submitting the list of "impaired waters" to the USEPA, states must develop a TMDL plan to limit excess pollution. A TMDL is a number that represents the assimilative capacity of water for a particular pollutant, or the amount of a particular pollutant that the waterbody can receive without impacting its beneficial uses. TMDL plan implementation can be accomplished through revised permit requirements (for point source contaminants) and through implementation of Best Management Practices (USEPA 1999).

Table 11 provides a timeline summary of the regulatory actions taken to regulate chloride loading within the Santa Clara River.

TABLE 11
Regulatory Timeline for Chloride

Time	Action
January 1997	LARWQCB adopts a Chloride Policy, which consists of Resolution No. 97-02: Amendment to the California Regional Water Quality Control Plan for the Los Angeles Region, to Incorporate a Policy for Addressing Levels of Chloride in Discharges of Wastewaters.
Fiscal Year 1997/1998	Santa Clara River Reaches 3, 7 and 8 are added to the Section 303(d) List for chloride impairment, and TMDL monitoring commences.
October 2002	LARWQCB amended the 1994 Basin Plan to incorporate a TMDL for chloride for the upper Santa Clara River, establishing the 100 mg/L surface water quality objective for Reaches 7 and 8.
February 2003	The California State Water Resources Control Board (SWRCB) remanded the chloride TMDL back to the LARWQCB to consider sequentially phasing TMDL implementation tasks, extending the interim limits, and reevaluation of the chloride objective itself.
March 2003	LACSD adopts an ordinance that prohibits the installation and use of new self-regenerating water softeners in the Santa Clarita Valley to help lessen the chloride loading in the region.
May 2003	The U.S. Environmental Protection Agency (USEPA) is developing chloride TMDLs for Reaches 3, 7 and 8 of the Santa Clara River, in the event that the LARWQCB does not adopt it's chloride TMDL by June 2003.
July 2003	The LARWQCB adopted the chloride TMDL in light of the Remand Resolution, and revised the Basin Plan to incorporate the chloride TMDL.
May 2004	The LARWQCB revised and adopted the chloride TMDL. Revisions included incorporation of four major studies into the Implementation Plan, including an evaluation of the appropriate chloride threshold for the reasonable protection of salt-sensitive agriculture.
Late 2004	The SWRCB and the Office of Administrative Law approve the chloride TMDL.
April 2005	The USEPA approved the chloride TMDL.
August 2006	The LARWQCB adopted revisions to the TMDL. The revisions include acceleration of the final TMDL completion date and incorporation of time-certain tasks related to the design and treatment facilities into the Implementation Plan.

Source: LARWQCB 2006a and 2006b, SWRCB 2003 and 2002, LACSD 2002, USEPA 2003.

The revisions to the chloride TMDL adopted in May 2004 required completion of several special studies to characterize the sources, fate, transport, and specific impacts of chloride in the Upper Santa Clara River. The first of these special studies, the Literature Review Evaluation, was completed in September 2005 (Upper Santa Clara River Agricultural Technical Working Group 2005).

In addition, the LACSD has compiled the Santa Clarita Valley Joint Sewerage System Chloride Source Report, a detailed and comprehensive study of the sources of chloride loading in the Santa Clarita Valley (LACSD 2002). That study identified that residential water use, primarily from self-regenerating water softeners, greatly contributes to the chloride loading.

Based on the results of that study, the LACSD adopted an ordinance that prohibits the installation and use of new self-regenerating water softeners in the Santa Clarita Valley. This ordinance took effect in March 2003.

LACSD has also led the completion of a collaborative report entitled "Chloride Source Identification/Reduction, Pollution Prevention, and Public Outreach Plan" which identifies chloride sources and strategies for reducing sources. The Report identified the potable water supply as the largest source and self-regenerating water softeners as the second largest source of chloride loading (LARWQCB 2006b).

As described in Table 11, the LARWQCB recently adopted revisions to the chloride TMDL that would accelerate the final TMDL completion date and incorporate time-certain tasks related to the design and treatment facilities into the Implementation Plan (LARWQCB 2000b).

3.6.2 Nitrogen

The LARWQCB adopted a nutrient TMDL in late 2003 for the upper Santa Clara River that addresses the Section 303(d) List for nitrate plus nitrite impairment (LARWQCB 2003). The TMDL limits nitrate (NO_3), nitrite (NO_2), ammonia (NH_3), and total nitrogen (N). Principal sources of nitrogen to a watershed typically include discharges from water reclamation plants and runoff from agricultural activities. Elevated nitrogen concentrations (ammonia, nitrate, and nitrite) can cause impairments in warm water fish and wildlife habitat, along with contributing to eutrophic effects such as algae growth and low dissolved oxygen. The establishment of the TMDL will not affect the amount of water available or the reliability of the water supply.

SECTION 4

Updated Water Supply Characteristics

4.1 Existing and Planned Local Supplies

The following discussion of the existing conditions regarding water supply in the Santa Clarita Valley is based on the new information, facilities, plans and reports (outlined above) that have been completed since the approval of the Spring Canyon Final EIR in 2001.

4.1.1 Groundwater

The East Subbasin of the Santa Clara River Valley Groundwater Basin (Basin) is the sole source of groundwater for urban use in the Santa Clarita Valley. Two aquifers in this Basin are used for domestic and agricultural supply – the Alluvial and Saugus Formation aquifers.

The groundwater component of overall water supply in the Valley is managed based on a groundwater operating plan developed over the last 20 years to meet water requirements (municipal, agricultural, small domestic) while maintaining the Basin in a sustainable condition (i.e., no long-term depletion of groundwater or interrelated surface water). This operating plan also addresses groundwater contamination issues in the Basin. The groundwater operating plan is based on the concept that pumping can vary from year to year to allow increased groundwater use in dry periods and increased recharge during wet periods and to collectively assure that the groundwater basin is adequately replenished through various wet/dry cycles. As formalized in the GWMP, the operating yield concept has been quantified as ranges of annual pumping volumes.

Two formal reports have been produced under the Memorandum of Understanding between CLWA, the Local Purveyors, and United Water Conservation District (UWCD) that preceded the GWMP of 2003. The first report, dated April 2004, documents the construction and calibration of the groundwater flow model for the Santa Clarita Valley. The second report, dated August 2005, presents the modeling analysis of the Local Purveyors' groundwater operating plan, described below. The primary conclusion of the modeling analysis is that the groundwater operating plan will not cause detrimental short or long term effects to the groundwater and surface water resources in the Valley and is therefore, sustainable⁵.

4.1.1.1 Alluvial Aquifer

The groundwater operating plan includes pumping from the Alluvial aquifer in the range of 30,000 to 40,000 afy in average/normal years, and slightly reduced pumping (30,000 to 35,000 afy) in dry years (CLWA 2005a). Current data indicate that the Alluvial aquifer remains in good operating condition and can continue to support groundwater pumping in

⁵ From "Analysis of Groundwater Basin Yield, Upper Santa Clara River Basin, Eastern Subbasin, Los Angeles County, California," prepared by CH2M Hill and Luhdorff and Scalmanini Consulting Engineers, August 2005.

the range stated above without adverse results (e.g., long-term water level decline or degradation of groundwater quality; CLWA 2005a).

In 2002, as part of ongoing monitoring of wells for perchlorate contamination, perchlorate was detected in one well in the Alluvial aquifer located near the former Whittaker-Bermite facility. The detected concentration was slightly below the Notification Level for perchlorate (6 ug/l), and the well has been inactivated for municipal water supply since the detection of perchlorate. In early 2005, perchlorate was detected in a second well in the Alluvial aquifer. Following the installation of wellhead treatment (in the fall of 2005), the second well was returned to water supply service. All other wells in the Alluvial aquifer operated by the Local Purveyors continue to be used for municipal water supply service; those wells near the Whittaker-Bermite property are routinely sampled and perchlorate has not been detected. Further information on the status of the remediation efforts of this contamination are described in Section 3.1.1 above. Also, as described in section 3.1.1.2, low levels of perchlorate have also been detected in well NC-13, however, the level is well below the action level and the well remains in operation (refer to the discussion above).

4.1.1.2 Saugus Formation

The groundwater operating plan includes pumping from the Saugus Formation in the range of 7,500 to 15,000 afy in average/normal years; it also includes planned dry-year pumping from the Saugus Formation of 21,000 to 35,000 afy for one to three consecutive dry years (CLWA 2005a). Such short-term pumping can be recharged during subsequent wet/normal years to allow groundwater levels and storage to recover, as it has in historical periods.

In 1997, ammonium perchlorate was discovered in four Saugus Formation wells in the vicinity of the former Whittaker-Bermite facility. All four of those impacted wells remain out of active supply service. All other wells in the Saugus Formation owned and operated by the Purveyors are available for municipal water supply service. As part of regular operation, those wells are sampled on a routine basis and perchlorate has not been detected. Despite the inactivated wells, the Purveyors still have sufficient pumping capacity in other wells to meet the planned normal range of Saugus pumping (see discussion in Section 3.1.1).

4.1.2 Recycled Water

Recycled water service was initiated in July 2003 and CLWA is permitted to deliver up to 1,700 afy of recycled water. Future plans (currently under environmental review) would allow the delivery of up to 17,400 afy (an additional 15,700 af). The amount of recycled water used for irrigation purposes, at a golf course and in roadway median strips, was approximately 450 af in 2005 (SCVWP 2006).

4.2 Existing and Planned Imported Supplies

4.2.1 SWP Table A Supply

CLWA holds a water supply contract to the SWP with DWR. CLWA's contractual "right" to the SWP (the Table A Amount) is 95,200 af⁶. Climatic conditions and other factors can significantly alter the availability of SWP water in any year, and DWR makes annual allocations of SWP water based on that year's hydrologic conditions, the amount of water in storage in the SWP system, and SWP contractors' requests for SWP supplies. Based on the information provided in the 2005 SWP Delivery Reliability Report (see Section 3.4.4), CLWA's average or normal year SWP supply is anticipated to range from approximately 67,600 af in 2010 to approximately 73,300 af in 2030. Additional SWP supplies may be available in above-average years, and conversely, CLWA's SWP supply would be less in below-average years (see Table 8).

4.2.2 CLWA and Ventura County Flexible Storage Account

Flexible storage is storage available to SWP contractors that share in repayment of the costs of terminal reservoirs (Castaic and Perris lakes). These contractors may withdraw water from their share of flexible storage, in addition to any other SWP supplies available to the Contractor. The Contractor must replace any water it withdraws from flexible storage within five years.

CLWA may withdraw up to 4,684 af of water from Castaic Lake as flexible storage (CLWA 2005a). CLWA manages this storage by keeping the account full in normal and wet years and then delivering that stored amount (or a portion of it) during dry periods. The account is refilled during the next year that adequate SWP supplies are available to CLWA to do so.

In addition, CLWA has negotiated with Ventura County water agencies to obtain the use of their Flexible Storage Account. As part of this agreement, CLWA has access to another 1,376 af of storage in Castaic Lake on a year-to-year basis for ten years, beginning in 2006 (CLWA 2005a).

4.2.3 Semitropic Groundwater Banking Projects

CLWA has two groundwater banking agreements with the Semitropic Water Storage District (refer to Section 3.2.1). CLWA stored some of its SWP water in 2002 and 2003 in accordance with these agreements, and can withdraw up to 50,870 af of water to meet its demands over a ten-year period (until 2012/13). Once the current storage amount is withdrawn, the supply would no longer be available.

⁶ As described in Section 3.2.2, legal challenges are pending for the transfer of 41,000 af of Table A Amount from WRMWSD to CLWA. The new certified EIR completed by CLWA in 2004 must be presumed to be adequate while the legal challenges are pending.

4.2.4 Rosedale-Rio Bravo Water Storage District Groundwater Storage, Banking, Exchange, Extraction and Conjunctive Use Program

As described in Section 3.2.3 of this Addendum, CLWA has a water banking agreement with RRBWSD, and CLWA can store and later withdraw up to 20,000 afy of its total SWP Table A Amount. Modifications to RRBWSD facilities or extra capacity in these facilities would allow CLWA to withdraw up to an additional 25,000 afy for a total annual withdrawal of 45,000 af. For the purposes of water supply planning, CLWA has assumed a maximum annual withdrawal of 40,000 af. These supplies are planned for the future and are not part of CLWA's existing supply. As discussed above, under the RRBWSD Storage and Recovery Program, CLWA banked 20,000 af in 2005 and will bank 20,000 af this year (personal communication, D. Masnada 2006).

4.2.5 Water Acquisition from the Buena Vista Water Storage District and Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program

As described in Section 3.2.3 of this Addendum, CLWA is evaluating a water acquisition agreement with the BVWSD and the RBWSD. Through this water acquisition agreement, CLWA would have rights to purchase the 11,000 af annually from BVWSD/RRBWSD during the term of CLWA's SWP Contract (2035) with an option to extend to a later date. This 11,000 af of water acquired by CLWA would be used to meet current and future demand in its service area or the service area as it may be extended through annexation. These supplies are planned for the future and are not part of CLWA's existing supply.

4.3 Summary of Existing and Planned Water Supply

Existing and planned water supplies are shown by source in Table 7 of this Addendum, and summarized in Table 12 below. Existing and planned banking programs are summarized in Table 12, but because these programs would typically be used only during dry years, they are not included as part of the existing and planned water supply for the Santa Clarita Valley.

TABLE 12
Summary of Current and Planned Water Supplies in the CLWA Service Area

Water Supply Sources	Supply (af)					
	2005	2010	2015	2020	2025	2030
Existing Supplies						
Imported	70,380	73,660	75,560	76,080	77,980	77,980
Local Supplies	41,700	47,700	47,700	47,700	47,700	47,700
Total Existing Supply	112,080	121,360	123,260	123,780	125,680	125,680
Existing Banking Programs						
Total Existing Banking Programs	50,870	50,870	0	0	0	0

TABLE 12
Summary of Current and Planned Water Supplies in the CLWA Service Area

Water Supply Sources	Supply (af)					
	2005	2010	2015	2020	2025	2030
Planned Supplies						
Local Supplies	0	10,000	11,600	26,300	31,000	35,700
Transfers	0	11,000	11,000	11,000	11,000	11,000
Total Planned Supplies	0	21,000	22,600	37,300	42,000	46,700
Planned Banking Programs						
Total Planned Banking Programs	0	20,000	40,000	40,000	40,000	40,000

Source: CLWA 2005a.

Note: The values shown under "Existing Supplies" and "Planned Supplies" are supplies projected to be available in average/normal years. The values shown under "Existing Banking Programs" and "Planned Banking Programs" are either total amounts currently in storage, or the maximum capacity of program withdrawals. Refer to Table 7 for more information.

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Impacts of the Project

5.1 Significance Criteria

The Draft, Final, and Supplemental EIRs evaluated water service impacts of the Project based on the following significance criteria:

- the project's demand for water exceeds the available supply of the water district serving the project site;
- water service infrastructure cannot be made available to serve the proposed project;
- the impacts of the proposed project together with cumulative projects in the water service district exceeds available supply.

These significance criteria are also used for this analysis.

5.2 Impacts

As described in Section 2.1 and shown in Table 1 of this Addendum, the Project would increase regional water demand by approximately 705.7 af or approximately 1 percent of the amount of water used in the Santa Clarita Valley in 2005 (see Table 5). This new, site-specific water demand would be met by a combination of regional groundwater resources and imported water supplies.

The Project site was identified as "pending development" in the NCWD Water Master Plan for the Pinetree Water System, and was identified as "pending" in the NCWD's 2004 Water Supply Assessment (Figure 5 in that report). Because the Project was included in the water demand projections in the 2004 Water Supply Assessment, and because that Report concluded that sufficient water supply appears to be available to meet projected demands over the next 20 years of Purveyors in the Santa Clarita Valley, including NCWD (NCWD 2004), the Project's demand for water would not exceed the available supply of the NCWD, which would serve the Project site. Therefore, this impact would be less than significant and the same as described in the Final EIR.

As described in the Final EIR, following Project construction, the Project applicant will be obligated to replant some of the open space areas disturbed during construction for approximately 2 years. This water demand is in addition to the Project's long-term water demands. This is expected to be temporary and minimal impact on water supply. Impacts would be less than significant and the same as described in the Final EIR.

The Final EIR identified a significant impact to Purveyors and infrastructure from the Project because at the time the Final EIR was prepared, the water supply infrastructure needed to transport water to the site was insufficient. However, since this time, all

upgrades that were necessary in order for NCWD to serve the Project site have been completed. In addition, as a condition of Project approval, NCWD had asked that:

The applicant provide a graded pad, an access road, and a new 1.5 million gallon (mg) water tank in order to provide the project and surrounding, existing development with additional short-term storage, emergency storage, and fire flows. In addition, the provision of the new 1.5 mg tank will allow for maintenance and repair of the existing water tank when needed. The new water tank will be located either on- or -off site in the immediate vicinity of the existing NCWD's Tank 3.

This Addendum is prepared to assist NCWD in its consideration of the agreement regarding the design and construction of water system improvements for the Project. As described in the Final EIR, the applicant will also extend NCWD's Soledad Canyon Road transmission line to the Project site. Although the necessary upgrades to serve the Project site have been completed, for the purposes of full disclosure, this impact is considered to be the same as described in the Final EIR and is significant.

Given the Project's pending status by the County of Los Angeles the development of the Project site was included in, and would be consistent with, future water demand projections used in the 2005 UWMP. Because the 2005 UWMP shows that there is sufficient water to meet demands within the CLWA service area as a whole, the impacts of the Project together with cumulative projects in the Santa Clarita Valley would not exceed available supply. Therefore, cumulative water supply impacts would be less than significant and the same as described in the Final EIR.

5.3 Mitigation Measures

The mitigation measures are the same as described in the Final EIR and consist of the following:

- WR-1 The applicant shall pay connection fees, as necessary, to the satisfaction of NCWD. The fees shall be paid prior to water service connection.
- WR-2 The applicant shall participate in any future funding mechanism as necessary that is identified and implemented as part of the NCWD Master Water Plan for the Pinetree Water System.

Implementation of these mitigation measures would reduce impacts to less than significant.

5.4 Conclusion

Although current (2006) regional water supply availability, quality, and reliability in the Santa Clarita Valley area has changed since the completion of the Final EIR for the Project, these changes would not result in changes to, or increases in the severity of, the water supply impacts described in the Final EIR. The impacts and mitigation measures are the same as were described in the Final EIR. Implementation of the mitigation measures identified in the Final EIR, including improvements to the water supply infrastructure necessary to supply the Project site, follows the commitments identified in the Final EIR,

and does not represent a substantial change or significant new circumstance that has bearing on the Project or its impacts. Because none of the conditions requiring preparation of a Subsequent EIR or Supplement to an EIR have occurred, this Addendum is the appropriate mechanism under CEQA to document the changes that have occurred since completion of the Final EIR for the Project.

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SECTION 6

List of Document Preparers

The following individuals were involved in the preparation of this Addendum:

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ATTACHMENT A

**Los Angeles County Superior Court
Decision on Submitted Matter in
Sierra Club, et al. v. City of Santa Clarita, et al.**

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LOS ANGELES
SUPERIOR COURT

SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES

SIERRA CLUB, et al.,)	CASE NO. BS 098 722
)	
Petitioner,)	DECISION ON SUBMITTED MATTER
)	
vs.)	
)	
CITY OF SANTA CLARITA, et al.,)	
)	
Respondent.)	
_____)	
NEWHALL LAND AND FARMING,)	
)	
Real Party in Interest.)	
_____)	

19 Having taken the matter under submission on May 31, 2005, having
20 considered all the evidence admitted and the parties' oral and written
21 arguments, the Court rules as follows:

22 Petitioners Sierra Club, Center for Biological Diversity, Friends
23 of the Santa Clarita River, and California Water Impact Network
24 ("Petitioners") seek a Writ of Mandate commanding Respondents City of
25 Santa Clarita and Santa Clarita City Council ("City" or "Respondents")
26 to set aside its decision certifying the Final Environmental Impact
27 Report ("FEIR") and approving the Project known as Riverpark in favor of
28 Real Party in Interest Newhall Land and Farming ("Newhall").

1 The Riverpark project is located on a 695.4-acre site. Originally,
2 Riverpark proposed 1,183 residential units, consisting of 439 single-
3 family homes and 744 apartments, and 40,000 square feet of commercial
4 development, a trail system, a 29-acre active/passive park along the
5 Santa Clara River, and approximately 442 acres of open space area,
6 including most of the Santa Clara River. (2:1 AR, Tab 4, 340-42 [Draft
7 EIR, § 1.0, Project Description].) Through the public hearing process,
8 the project was revised by converting the apartments to condominiums or
9 townhouses, reducing to 1,123 the residential units and to 16,000 square
10 feet commercial development, and preserving additional areas of the
11 Santa Clara River and its south fork. (10 AR, Tab 12, 11742-44 [FEIR,
12 Project Revisions and Additional Information].) Further hearings in
13 2005 reduced the residential units to 1,089, consisting of 432 single
14 family homes and 657 condominium/townhouses, and provided for the
15 preservation of more land and river areas, totaling 788 acres (470-acres
16 on-site) for recreation and open space. (10 AR 11742-44; 9 AR, Tab 11,
17 11418-22.) Included among the 318 off-site acres are the remaining
18 portions of the south fork of the Santa Clara River owned by RPI, and 37
19 acres of the Santa Clara River significant ecological area ("SEA").

20 Project approvals included a General Plan Amendment, a Zone Change,
21 a vesting tentative tract map, a conditional use permit to build in
22 excess of two stories and a maximum of 50-feet, Hillside Innovative
23 Application, a permit for vehicular gating, a variance to reduce setback
24 requirements and to build sound walls in excess of 7 feet, Hillside
25 Development Application, and an Oak Tree Permit. (1 AR, Tab 2, 9-114;
26 2 AR 259.)

27 The Planning Commission held 9 hearings and on 12/21/04 recommended
28 that the City Council certify the EIR and adopt a Statement of

1 Overriding Considerations for impacts that could not be mitigated to a
2 less than significant level. (1 AR, Tab 2, 9-22 [App. Reso.]; 7:2 AR,
3 Tab 9, 8079-81 [12/21/04 Hearing Transcript]; 73 AR, Tab 652, 51639-43
4 [12/21/04 Staff Report].)

5 The City Council held 3 hearings and certified the EIR on 5/24/05,
6 unanimously approving the project on 6/14/05. (1 AR, Tab 2, 22-26; 1
7 AR, Tab 3, 115-229.)

8 Petitioner filed within Petition for Writ of Mandate alleging non-
9 compliance with CEQA.

10 To establish violation of the California Environmental Quality Act
11 ("CEQA"), Petitioner must show an abuse of discretion in that the County
12 either failed to proceed in the manner required by law or the
13 determination or decision is not supported by substantial evidence.
14 (Code Civ. Proc., § 1094.5(b); Pub. Resources Code, §§ 21168, 21168.5.)
15 When CEQA non-compliance is alleged, the Court reviews the entire record
16 to see if substantial evidence supports the challenged determinations.

17 "Substantial evidence" is defined as "enough relevant information
18 and reasonable inferences from this information that a fair argument can
19 be made to support a conclusion, even though other conclusions might
20 also be reached." (14 Cal. Code Regs., § 15384(a); Laurel Heights
21 Improvement Assn. v. Regents of University of California (1988) 47
22 Cal.3d 376, 393.) Substantial evidence may include facts, reasonable
23 assumptions predicated upon facts, and expert opinion supported by
24 facts, but not argument, speculation, unsubstantiated opinion, or
25 clearly erroneous evidence. (Pub. Resources Code, §§ 21080(e)(1)(2),
26 21082.2(c).)

27 "[I]n applying the substantial evidence standard, the reviewing
28 court must resolve reasonable doubt in favor of the administrative

1 finding and decision. As such, if there are conflicts in the evidence,
2 their resolution is for the agency." (River Valley Preservation Project
3 v. Metropolitan Transit Development Board (1995) 37 Cal. App. 4th 154,
4 168.) Determinations in an EIR must be upheld if supported by
5 substantial evidence, and the mere presence of conflicting evidence
6 in the administrative record does not invalidate them. (Chaparral
7 Greens v. City of Chula Vista (1996) 50 Cal.App.4th 1134, 1143.) An
8 agency's approval of an EIR may not be set aside on the ground that an
9 opposite conclusion would have been equally or more reasonable. (Laurel
10 Heights Improvement Assn. v. Regents of University of California (1988)
11 47 Cal.3d 376, 393.) The Court's role is not to substitute its judgment
12 for that of the local agency representatives, but to enforce
13 legislatively mandated CEQA requirements. (Citizens of Goleta Valley v.
14 Board of Supervisors (1990) 52 Cal.3d 553, 564.) The Court passes only
15 upon the EIR's sufficiency as an informative document, not upon the
16 correctness of its environmental conclusions. (Laurel Heights at 392.)

17 I. City Properly Relied on the 41,000 AFY Water Transfer for Planning
18 Purposes

19 Petitioners contend that the City is legally precluded from relying
20 on water from the transfer of 41,000 AFY acre feet per year ("AFY") of
21 State Water Project ("SWP") water to the local SWP wholesaler, Castaic
22 Lake Water Agency ("CLWA") ("41,000 AFY transfer") for planning
23 purposes, and the EIR's reliance on water supplies is not supported by
24 substantial evidence.

25 The water for the Riverpark project is to be supplied by CLWA.

26 In 1999, CLWA entered into a contract with the Kern Delta Water
27 District for transfer of 41,000 acre feet per year (AFY) as part of the
28

1 "Monterey Agreement."¹ The CLWA certified an EIR for the 41,000 AFY
2 transfer tiered on the earlier program EIR that had been prepared for
3 the Monterey Agreement.

4 In Planning and Conservation League v. Dept. of Water Resources
5 (2000) 83 Cal.App.4th 892 ("PCL"), the PCL challenged the Monterey
6 Agreement program EIR. The Court of Appeal held that the EIR should
7 have been prepared by DWR as the lead agency, rather than by one of the
8 contractors, and that a new EIR must be prepared and certified by DWR.
9 The Court did not invalidate the Monterey Agreement or enjoin the water
10 transfers effected thereunder, but directed the trial court to consider
11 under CEQA section 21168.9 whether the Monterey Agreement should remain
12 in place pending preparation of DWR's new EIR, and to retain
13 jurisdiction pending certification of DWR's EIR.

14 In Friends of Santa Clara River v. CLWA (2002) 95 Cal.App.4th 1373
15 ("Friends I"), the Court of Appeal ordered CLWA's EIR decertified
16 because it had been tiered from the Monterey Agreement EIR, adjudged
17 inadequate: "We have examined all of appellant's other contentions and
18 find them to be without merit. If the PCL/tiering problem had not
19 arisen, we would have affirmed the judgment." (Friends, supra, at 1387.)
20 The Court did not issue any ruling affecting CLWA's ability to continue
21 to use and rely on water supplies from the 41,000 AFY Transfer, leaving
22 it to the trial court's discretion whether to enjoin CLWA's use of the
23 water pending its completion of a new EIR. (Friends, supra, at 1388.)

24 ///

25

26

27 ¹An excellent history of the SWP and the role of Department of Water
28 Resources ("DWR") in the management of the SWP, the Monterey Agreement
and amendments, and relevant litigation is set forth in Calif. Oak
Foundation v. Santa Clarita, 133 Cal.App.4th 1219 (2005).

1 In September 2002, on remand to the Los Angeles County Superior
2 Court, the Friends petitioners applied under CEQA section 21168.9 to
3 enjoin CLWA from continuing to use and rely on water from the 41,000 AFY
4 Transfer. The trial court rejected that request, and in December 2003,
5 the Court of Appeal affirmed the trial court's ruling allowing CLWA to
6 continue to use and rely on water from the 41,000 AFY Transfer pending
7 completion of its new EIR. (Id.; see also, Friends of the Santa Clara
8 River v. Castaic Lake Water Agency, 2003 WL 22839353 ("Friends II") at
9 Tab 7, 5 AR 4180-97.)

10 Meanwhile, on 5/5/03, before the trial court acted on remand, the
11 parties to the PCL litigation entered into the Monterey Settlement
12 Agreement.² Section II of that agreement provides that SWP would
13 continue to be administered and operated in accord with both the
14 Monterey Amendments and the terms of the Monterey Settlement Agreement.
15 (5:1 AR, Tab 7, 4367.) The Monterey Settlement Agreement did not
16 invalidate or vacate the Monterey Amendments, or any water transfer
17 effected under them.

18 A. *PCL, Friends of the Santa Clara River and California Oak do not*
19 *preclude reliance on the 41,000 AFY Water Transfer*

20 Petitioners contend that legal uncertainties surrounding the 41,000
21 AFY transfer due to the PCL and Friends lawsuits preclude the City from
22 relying on water from that transfer for planning purposes.
23 Specifically, Petitioners contend that because PCL requires the
24 Department of Water Resources ("DWR") to prepare an EIR analyzing the
25

26 ²On 6/6/03, the Sacramento County Superior Court issued its Order
27 under CEQA section 21168.9, approving both the Monterey Settlement
28 Agreement, and the continued operation of the SWP pursuant to the
Monterey Amendment and the approved Monterey Settlement Agreement. (See
6 AR, Tab 8, 6557; 8 AR, Tab 10, 9775-78 [Order].)

1 effects of the eight SWP water transfers completed under the Monterey
2 Agreement, none of those transfers, including the 41,000 AFY transfer,
3 can be relied on for planning purposes until DWR has completed and
4 certified that EIR. Moreover, Petitioners contend that the Court of
5 Appeal so held in California Oak Foundation v. City of Santa Clarita
6 (2005) 133 Cal.App.4th 1219.

7 PCL, Friends and California Oak (discussed infra) do not preclude
8 reliance on the 41,000 AFY transfer for planning purposes.

9 While the Courts of Appeal could have simply said that all EIRs
10 requiring reliance on the 41,000 AFY transfer, must await the
11 certification of a new FEIR by DWR (and resolution of any litigation
12 challenging such FEIR), they have not done that.

13 Although the Court in Friends and California Oak observed that CLWA
14 "may be able to cure the PCL problem by awaiting action by the [DWR]
15 complying with the PCL decision, then issuing a subsequent EIR,
16 supplement to EIR, or addendum . . . tiering upon a newly certified
17 Monterey Agreement EIR" (California Oak, supra, 133 Cal.App.4th at 1230,
18 n.6), neither court said that the CLWA and City of Santa Clarita must
19 await the DWR FEIR.

20 CLWA certified a new EIR on the 41,000 AFY Transfer on 12/22/04.
21 (Tab 10, 8:2 AR 10441-480 [CLWA Resolution certifying the EIR]; see also
22 Tab 637, 63 AR 43468-44683 [CLWA FEIR]; Tab 12, 10 AR 11750 [Final
23 Riverpark EIR Project Revisions and Additional Information.) This new
24 EIR analyzes the effects of the 41,000 AFY Transfer without tiering from
25 the Monterey Agreement EIR.³ Although CLWA's EIR is currently being
26

27 ³The CLWA EIR concludes that the Monterey Settlement Agreement
28 neither requires that DWR's new EIR be certified before CLWA can certify
its new EIR for the 41,000 AFY Transfer, nor requires that DWR's new EIR

1 challenged, CEQA requires that the EIR be conclusively presumed to
2 comply with CEQA, until a court has judged it deficient. (See. e.g.,
3 CEQA, § 21167.3(b), CEQA Guidelines, § 15231; see also, Barthelemy v.
4 Chino Basin Water Dist., *supra*, 38 Cal.App.4th 1609, 1617.)

5 Since the prior CLWA EIR for the 41,000 AFY Transfer was overturned
6 solely because it tiered from a later-decertified Monterey Agreement
7 EIR, and CLWA has now certified an EIR approving the 41,000 AFY Transfer
8 without tiering from the Monterey Agreement EIR,⁴ the City reasonably
9 included water from the 41,000 AFY Transfer in CLWA's supplies, after
10 considering at length the current status of all litigation.⁵

11 *B. The 41,000 AFY transfer is sufficiently certain and the Monterey*
12 *Settlement Agreement does not preclude Respondents from relying on*
13 *said transfer in its EIR pending DWR's preparation of its EIR.*

14 As argued by Respondents, three provisions in the Monterey
15 Settlement Agreement, read together, refute Petitioners' argument that
16 the 41,000 AFY Transfer was excluded from Attachment E because it was a
17 non-permanent transfer, which may not be used for planning purposes.

18
19 _____
20 serve as the EIR for that Transfer. (Tab 637.63 AR 43987-92 [CLWA
21 Master Response to Comments].) These conclusions are consistent with
22 Friends II, that the 41,000 AFY Transfer is not legally bound to the PCL
23 litigation or to DWR's new EIR. (Tab 7, 5:1 AR 4195-4196.)

24 Although DWR is in the process of certifying its own EIR pursuant
25 to PCL and the Monterey Settlement Agreement, DWR approved CLWA's
26 preparation of its EIR in a comment letter on the Draft EIR, and noted
27 that CLWA's Draft EIR "adequately and thoroughly discusses the proposed
28 project and its impacts," and "adequately discusses the reliability of
the SWP, pre- and post-Monterey Amendment conditions, future conditions
and SWP operations." (Tab 637, 63 AR 43482-83.)

Respondents' Riverpark EIR discusses the prior litigation and
devotes 8 pages to discussion of the litigation surrounding CLWA's EIR
on the 41,000 AFY Transfer in its response to comments alone. (Tab 8, 6
AR 6551-6559.)

1 Section III(C) (4) requires DWR to conduct an "[a]nalysis of the
2 potential environmental impacts relating to" all eight of the completed
3 water transfers, not just of the 41,000 AFY Transfer (Tab 7. 5:1 AR
4 4368-69) and to analyze all of the transfers in the same manner, even
5 though seven of them, defined in the Agreement as the "Attachment E
6 Transfers," were beyond challenge. (Id. [Section III(C) (4)]j; Tab 7, 5:1
7 AR 4370 [Sections III(D), III(E)].) Section III(D) precludes challenges
8 to the Attachment E Transfers, which had been litigated in other forums
9 or had become final without challenge by the expiration of limitation
10 periods. (Tab 7. 5:1 AR 4370.) Section III(E) acknowledges the
11 jurisdiction of Los Angeles Superior Court over the then-ongoing Friends
12 litigation challenging CLWA's EIR on the 41,000 AFY Transfer (Tab 7, 6
13 5:1 AR 4370) pending completion of CLWA's new EIR, but does not
14 distinguish the 41,000 AFY Transfer from the Attachment E transfers
15 otherwise.

16 The Monterey Settlement Agreement does not prohibit reliance on the
17 41,000 AFY Transfer. All of the water transfers were effected as
18 permanent transfers under the Agreement and are to be analyzed in the
19 same way in DWR's new EIR, as required by Section III(C) (4).

20 Petitioner contends that the continued availability of the 41,000
21 AFY transfer is uncertain until DWR has concluded its EIR and that under
22 California Oak, the City may not presume that the outcome of DWR's
23 environmental review will be the continued availability of the 41,000
24 AFY.

25 DWR, however, has recognized the 41,000 AFY Transfer as a permanent
26 transfer under the Monterey Agreement by entering into Amendment No. 18
27 to CLWA's agreement, which increases its Table A Amount by 41,000 AFY
28 (Tab 10, 8:1 AR 9212-14), and has since consistently allocated water

1 supplies to CLWA based on that entitlement (Tab 4, 2:2 AR 1015-17
2 [DEIR]). Furthermore, as noted supra, DWR also submitted positive
3 comments on CLWA's Draft EIR. (Tab 637, 63 AR 43482-83).

4 DWR's analysis of the 41,000 AFY Transfer in its new EIR will be
5 part of a broader analysis of past and future permanent transfers of
6 Table A Amounts, and will not constitute the EIR for the 41,000 AFY
7 transfer. (5:1 AR, Tab 7, 4369.) As noted supra, PCL, Friends and the
8 Monterey Settlement Agreement do not prohibit CLWA's preparation of its
9 new EIR addressing the impacts of the 41,000 AFY transfer. (Tab 637, 63
10 AR 43987-92 [CLWA Master Response to Comments].)

11 California Oak, being most recent, deserves further discussion. In
12 California Oak, the Court struck down the City's certification of an
13 earlier EIR for an industrial project because it did not address the
14 legal uncertainties surrounding the 41,000 AFY Transfer. California Oak
15 did not bar the use of water from the 41,000 AFY transfer for all
16 planning purposes. It criticized the City's failure to explain its
17 reasoning for relying on the 41,000 AFY transfer, but held that it was
18 up to the City to determine whether or not to rely on the 41,000 AFY
19 transfer in its planning. The Court stated: "*[T]he question is whether*
20 *the entitlement should be used for purposes of planning future*
21 *development, since its prospective availability is legally uncertain.*
22 *Although this decision must be made by the City,* the EIR is intended to
23 serve as an informative document to make government action transparent.
24 Transparency is impossible without a clear and complete explanation of
25 the circumstances surrounding the reliability of the water supply."
26 (Id. at 1237-38; emphasis supplied.) Before relying on water from the
27 41,000 AFY transfer for planning purposes, the City must "present a
28 reasoned analysis of the significance . . . [or insignificance] of the

1 decertification of the EIR for the Castaic purchase; how demand for
2 water would be met without the 41,000 AFY entitlement; or why it is
3 appropriate to rely on the 41,000 AFY transfer in any event." (Id. at
4 1244.)

5 The Court in California Oak ruled that the EIR contained an
6 inadequate discussion, in fact no discussion at all, of the uncertainty
7 regarding the 41,000 AFY transfer in the EIR itself, but only references
8 to it in the appendices, and responses to comments. The text of the EIR
9 did not mention the decertification of the CLWA EIR, or that
10 "entitlements are not really entitlements, but only 'paper' water."
11 (California Oak, supra, 133 Cal.App.4th at 1236.) From the EIR, the
12 Court could only assume that City concluded the 41,000 AFY would
13 continue to be available, but found that the lack of a forthright
14 discussion of a significant factor that could affect water supplies was
15 antithetical to the purpose of an EIR to reveal to the public the basis
16 on which officials approve or reject environmental action. (Id. at
17 1237-38). Thus, the Court held that the EIR failed to inform the public
18 of the litigation uncertainties surrounding the 41,000 AFY transfer, and
19 substantial evidence did not support the City's decision to rely on
20 water from that transfer for planning purposes.

21 Here, by contrast, the City discussed the 41,000 AFY transfer and
22 its uncertainties at considerable length, both in the EIR and throughout
23 the review process. (See infra, pp. 12-16.) The PCL, Friends, Friends
24 II, and California Oak decisions were all discussed. The City concluded
25 that it was likely that the 41,000 AFY would be available for the
26 project. By the time the City Council held its first Riverpark hearing
27 on 1/25/05, the City also had before it CLWA's certified new EIR for the
28 41,000 AFY transfer, which was not the case in California Oak.

1 The Riverpark EIR adequately discloses the uncertainties regarding
2 the 41,000 AFY transfer and discusses them forthrightly.

3 C. *Substantial evidence supports reliance on 41,000 AFY water transfer*
4 *and the EIR's analysis of the transfer is not flawed*

5 Petitioners contend that substantial evidence does not support the
6 City's decision to rely on water from the 41,000 AFY Transfer.

7 As noted, California Oak held that, as long as the city has
8 analyzed the uncertainties surrounding this water supply, it is within
9 the City's province to decide whether to rely on the 41,000 AFY Transfer
10 for planning purposes.

11 The EIR and the Administrative Record contain substantial evidence
12 supporting the City's decision that water from the 41,000 AFY Transfer
13 can be relied on as part of CLWA's supplies.

14 CLWA, the SWP and the reliability of its water supplies, the
15 Monterey Agreement, the PCL litigation, the Monterey Settlement
16 Agreement, CLWA's Table A Amounts, and the Friends litigation are all
17 extensively discussed in the EIR. The City specifically discloses that
18 a future adverse judgment invalidating the Monterey Agreement could
19 affect CLWA's ability to use water from the 41,000 AFY transfer and
20 adversely affect CLWA's water supplies over the long term, but that,
21 based on the information discussed, CLWA (the experts concerning water
22 supply) believed that such a result "is unlikely to >unwind' executed
23 and completed agreements with respect to the permanent transfer of SWP
24 Water Amounts." (Tab 4,2:2 AR 1014-15; see also, Tab 8,6:2 AR 6551-59
25 [TR-3].) Further, the EIR notes the 41,000 AFY Transfer was completed in
26 1999, CLWA has paid approximately \$47 million for the additional Table
27 A. Amount, the monies have been delivered, the sales price has been
28 financed through CLWA by tax-exempt bonds, and DWR has increased CLWA's

1 SWP maximum Table A Amount and delivered or made available to CLWA the
2 95,200 AFY because it was a permanent transfer/reallocation of SWP Table
3 A entitlement between SWP contractors." (Tab 4, 2:2 AR 1013.) Included
4 in the EIR's Appendices and referenced in the EIR, are the 19 documents
5 supporting the EIR's analyses, including the PCL decision, the Monterey
6 Settlement Agreement, the Sacramento County Superior Court's "Order
7 Pursuant to Public Resources Code Section 21168.9," the Friends
8 decision, the Los Angeles County Superior Court's Judgment on remand in
9 the Friends litigation, CLWA's final EIR for the 41,000 AFY Transfer,
10 and CLWA's Resolution certifying that EIR.

11 The City responded to numerous comments challenging the EIR's
12 conclusion that CLWA could rely on the 41,000 AFY Transfer for planning
13 purposes. Due to the number of comments, and the amount of information
14 required to respond, the City prepared a "master" response on this
15 subject, TR-3 (Tab 8, 6:2 AR 6551-59). TR-3 reviews the information
16 disclosed in the EIR's Water Services section regarding the 41,000 AFY
17 Transfer and the Friends litigation, then responds to comments asserting
18 that: (i) the PCL litigation and Monterey Settlement Agreement preclude
19 CLWA from using or relying on that water transfer, and (ii) because the
20 Monterey Settlement Agreement requires DWR to prepare a new EIR on the
21 Monterey Agreement, CLWA cannot rely on the water transfer until that
22 new EIR is completed. The City also prepared responses to individual
23 comment letters on the 41,000 AFY Transfer⁶ All of these comments and
24

25
26 ⁶See, for example, responses to comments from the Santa Clarita
27 Organization for Planning and the Environment (Tab 8, 6 AR 5962-66,
28 6689-6717), Petitioners Sierra Club (Tab 8, 6 AR 6194-6201, 6370, 6737-
66, 6829-30), California Water Impact Network (Tab 8, 6 AR 6273-74,
6767-75), Friends (Tab 8, 6 AR 6387, 6835-36), and from a law firm
involved in the PCL litigation (Tab 8, 6 AR 6275-78, 6776-83).

1 responses are included in the Riverpark Final EIR.

2 The City's Planning Commission also held a study session on the
3 subject of the reliability of available water supplies. (Tab 9, 7 AR
4 7480-92.)

5 Ultimately, the City reviewed all of this information, and the
6 views expressed in the EIR, by CLWA, and by commentators opposed to the
7 City considering the 41,000 AFY Transfer, and determined it was
8 appropriate for the City to rely on those SWP supplies. (Tab 2, 1 AR 9-
9 114 [App. Reso]; Tab 3. 1 AR 174-220 [CEQA Findings].) The City
10 explained that its determination to allow Riverpark to rely on the
11 41,000 AFY Transfer was supported by the information in the EIR for four
12 main reasons: (i) nothing in the Monterey Settlement Agreement or in any
13 court decision precludes that reliance; (ii) nothing in the Monterey
14 Settlement Agreement precludes CLWA from preparing and certifying its
15 revised EIR for that transfer as instructed by the Court of Appeal in
16 the Friends decision and, in fact, the Settlement Agreement was
17 carefully crafted to leave that EIR and any required remedies to the Los
18 Angeles County Superior Court; (iii) the fact that DWR is preparing an
19 EIR that will analyze all of the water transfers under the Monterey
20 Agreement does not preclude CLWA from preparing and certifying its
21 revised EIR, as instructed by Friends; and (iv) CLWA's Final EIR re-
22 approving the transfer had been certified without tiering from the
23 Monterey Agreement EIR. (Tab 8, 6:2 AR 6558-59 [TR-3]; Tab 10, 8:2 AR
24 10441-10480; Tab 12, 10 AR 11750.)

25 As directed by California Oak, the City here has analyzed in
26 considerable detail the uncertainties surrounding the AFY water transfer
27 and explained the basis for its reliance on that transfer. The City's
28 ///

1 determinations are not an abuse of discretion, but supported by
2 substantial evidence.

3 Petitioners' contention that the City makes false statements about
4 the transfer (OB 7-9) is not borne out by the record.

5 The City's statement reads: "Because the 41,000 AF was a permanent
6 water transfer, because DWR includes the 41,000 AF in calculating CLWA's
7 share of SWP Table A Amount, and because the courts have not prohibited
8 CLWA from using or relying on those additional SWP supplies, the City
9 has determined that it remains appropriate for the Riverpark project to
10 include those water supplies in its water supply and demand analysis,
11 while acknowledging and disclosing uncertainty created by litigation."
12 (Tab 8, 6:2 AR 6768-69.)

13 This statement is qualified and explained by the City's extensive
14 discussion of the legal uncertainties arising from litigation, supra,
15 and is not misleading. The statement cannot be taken out of context and
16 must be read in light of other statements and evidence in the record.
17 As regards "reliance on the fact that DWR counts the 41,000 AFY in Table
18 A amounts, DWR has acknowledged the 41,000 AFY Transfer by continuously
19 delivering SWP water, including water from the Transfer, to CLWA for
20 many years. The Monterey Settlement Agreement treats the 41,000 AFY
21 Transfer identically to the Appendix E Transfers. The City's discussion
22 of the reliability of SWP water supplies, including the 41,000 AFY
23 Transfer water, is a discussion relating to the ability of the SWP to
24 deliver only such supplies as are available on a year-to-year basis.
25 (See, e.g., Tab 4, 2:2 AR 1022-30.) The City discussed the reliability
26 of available SWP supplies under average, dry and critical dry years, and
27 that there would be sufficient supplies to meet Riverpark's demand and
28 cumulative demand. (Id. at 1051-70.)

1 Unlike California Oak, the record shows that the City considered
2 the 41,000 AFY transfer in the EIR, including the legal uncertainties,
3 the reliability of available supplies of SWP water in general, and
4 concluded, based on substantial evidence, that it was appropriate to
5 rely on those supplies for planning purposes. The City also considered
6 and responded to numerous comments. After 12 hearings before the
7 Planning Commission and City Council, the City certified the EIR and
8 approved Riverpark, knowing that water supplies from the 41,000 AFY
9 Transfer were to some degree uncertain, but explaining the reasoning for
10 its determinations and the evidence that supported it. That is all that
11 CEQA and California Oak require.

12 II. Impacts on Biological Resources were Appropriately Evaluated

13 Petitioner contends that the project's impact on three special-
14 status species, the western spadefoot toad ("Toad"), the San Diego back-
15 tailed jackrabbit ("Jackrabbit") and the holly-leaf cherry woodlands
16 ("Holly-Leaf") must be considered significant because they are "rare"
17 within the meaning of CEQA, the EIR's responses to comments by
18 Department of Fish and Game ("DFG") were inadequate, as were mitigation
19 measures for the Toad and Jackrabbit.

20 CEQA Guidelines section 15065(a) provides: "A lead agency shall
21 find that a project may have a significant effect on the environment and
22 thereby require an EIR to be prepared for the project where there is
23 substantial evidence, in light of the whole record, that . . . : (1) The
24 project has the potential to . . . substantially reduce the number or
25 restrict the range of an endangered, rare or threatened species"
26 (Guidelines, § 15065(a); 51 AR 33996.)

27 Here, an EIR was prepared and the impacts on the Toad, Jackrabbit,
28 and Holly-Leaf considered. Petitioner contends that, to assess the

1 significance of the project impacts on the Toad, Holly-Leaf, and
2 Jackrabbit, the EIR was required to determine whether the species are
3 "rare" under Guidelines section 15380(b)(2)(A), which defines "rare" as
4 "[a]lthough not presently threatened with extinction, the species is
5 existing in such small numbers throughout all or a significant portion
6 of its range that it may become endangered if its environment worsens."

7 The EIR's conclusions with regard to these species are supported by
8 substantial evidence.

9 *Toad*

10 The EIR concluded that impacts on the Toad would be significant and
11 unavoidable (Tab 7, 5:2 AR 5774, 5827).

12 The EIR describes the Toad as a special-status species (Tab 7, 5:2
13 AR 5720-5730, 5737, 5831-36; see also Tab 9, 7:2 AR 8572 [Revised Draft
14 EIR ("RDEIR")]), and defines "special-status wildlife" to include rare
15 species, that is, State Species of Special Concern and Federal Species
16 of Concern. (Tab 7, 5:2 AR 5728.) The EIR notes that Toads were found
17 in three seasonal rainpools created by human disturbances in the middle
18 of areas planned for development: in the right-of-way for the extension
19 of Newhall Ranch Road, in the middle of Planning Area A-1, and in the
20 middle of Planning Area B (Tab 7, 5:2 AR 5832-34). The potential impacts
21 on the Toad were analyzed in accordance with CEQA and City thresholds
22 and found to be significant (*id.* at 5750-53, 5774). Mitigation was
23 recommended in the form of pre-construction surveys, preparation of a
24 Resource Management and Monitoring Plan ("RMMP"), design and
25 construction of new enhanced Toad habitat and implementation of a
26 capture and relocation and monitoring program. Ultimately the EIR
27 concluded that the impacts would remain significant and unavoidable,
28 because such measures have not yet been proven to be highly effective,

1 and because of the possibility that not all of the individual Toads
2 could be successfully captured and relocated (*id.* at 5811).

3 The City's responses to comments and its actions addressed DFG's
4 concerns (Tab 8, 6:1 AR 5880-86 [DFG letter], Tab 8, 6:2 AR 6621-30
5 [response]), and those of other commentators (see, e.g., Tab 8, 6:1 AR
6 5876-77 [Santa Monica Mountains Conservancy letter], Tab 8, 6:2 AR 6610-
7 14 [response]). The City followed DFG's recommendations, the City's
8 "Western Spadefoot Toad Habitat Enhancement and Mitigation Plan" ("Toad
9 Plan") was created by the City's expert biologist in consultation with
10 DFG and was ultimately approved by DFG.

11 Substantial evidence in the record supports the City's decision to
12 mitigate the impacts on the Toad rather than reconfigure the Project.
13 Such evidence included opinion of City's expert biologist that the Toad
14 Plan was likely to succeed, and DFG's approval of that Plan. It
15 properly exercised its discretion to consider the remaining impacts on
16 the Toad to be significant and unavoidable, and adopted a Statement of
17 Overriding Considerations for the Toad. (Tab 3, 1 AR 145-150, 155-163,
18 esp. 159 [SOC].) Arguments similar to Petitioners' arguments here were
19 rejected in Defend the Bay v. City of Irvine (2004) 119 Cal.App.4th
20 1261, 1276-77.

21 *Jackrabbit*

22 For the Jackrabbit, the Revised DEIR determined that "[b]ecause
23 this species is not state or federally listed as Endangered or
24 Threatened, because it is considered relatively abundant in suitable
25 habitat areas within its range, and because the direct loss of
26 individual jackrabbits is expected to be low, it is expected that the
27 regional population would not drop below a self-sustaining level with
28 the implementation of this project," the loss of any individual

1 jackrabbits would not be considered a significant impact. (Tab 7, 5:2
2 AR 5775.)

3 The EIR identifies the Jackrabbit as a State and federal special-
4 status species, and determined the significance of impacts on that
5 species based on CEQA and City thresholds that recognize substantial
6 adverse effects on special-status species and substantial reduction of
7 habitat as being significant impacts (Tab 7. 5:2 AR 5750-53). Based on
8 field surveys (see, e.g., Tab 7, 5:2 AR 5707-08 [RDEIR, § 4.6; Tab 6, 4
9 AR 4153-54), the EIR reported that Jackrabbits, which occur in a variety
10 of habitats, had been sighted on-site in the riverbed, open terraces and
11 disked fields, but that because those areas are disturbed, the overall
12 quality of the habitat on site suitable for Jackrabbits was only
13 moderate. (Tab 7, 5:2 AR 5735, 5739, 5775; Tab 9, 7:2 AR 8572 [RDEIR].)
14 The EIR noted that the Project had been designed to include all NRMP
15 applicable mitigation measures for the areas in and adjacent to the
16 Santa Clara River (Tab 7. 5:2 AR 5754-61, and 5789-5800 [RDEIR, § 4.61;
17 Tab 9, 7:2 AR 8576 [RDEIR]], including preconstruction surveys, capture
18 and relocation, and riparian habitat creation enhancement. (Id. at 5757-
19 5759, and 5793-95 [RDEIR, § 4.6]; see also, Tab 9, 7:2 AR 8541-42
20 [RDEIR]).

21 The EIR concluded that project-level impacts would be less than
22 significant, not just because Jackrabbit is not a listed species and
23 does not require heightened protection, but also because the species is
24 abundant where it occurs, and, since it is mobile and would likely
25 disperse to nearby better habitat rather than be killed as the site is
26 developed, few individuals would be lost due to development of the site.
27 (Tab 7, 5:2 AR 5775.) Nevertheless mitigation including preparation of
28 an RMMP and preconstruction surveys of areas outside the NRMP areas for

1 the potential capture and relocation of special-status species was
2 recommended. (Tab 7, 5:2 AR 5800-01, 5809-10; Tab 9,7:2 AR 8543-45,
3 8584-85 [RDEIR pages].) The EIR also concluded that the project-level
4 and cumulative impacts on an aggregate of 280 acres of habitat, in
5 general, necessarily including that for Jackrabbits, would be
6 significant and unavoidable even after mitigation (Tab 7, 5:2 AR 5761-
7 62, 5811, 5825-26, 5827). A Statement of Overriding Considerations was
8 adopted for these impacts. (Tab 3, 1 AR 145-163.)

9 The City did not ignore DFG's comments, but in response to DFG,
10 stated that it had considered the NRMP and its EIS/EIR, which had
11 earlier analyzed impacts on the Jackrabbit within the NRMP area (in and
12 adjacent to the Santa Clara River), and found those impacts to be
13 significant and imposed mitigation to reduce them to a less than
14 significant level. (Tab 8, 6:2 AR 6622-23.) Those mitigation measures,
15 the City explained, had been incorporated into the Project as design
16 features, and that Riverpark scaled back the activities permitted by the
17 NRMP, so that the activities within the NRMP area would have even less
18 of an impact on the Jackrabbit than the NRMP EIS/EIR had determined.
19 (Tab 8, 6:2 AR 6622-24.)

20 Development was moved further back from the Santa Clara River to
21 protect riparian resources, including Jackrabbit habitat (including bank
22 stabilization in a portion of the site). A public trail that had been
23 proposed in the riverbed was moved out to join the pedestrian/bike
24 bridge over the Aqueduct. (Tab 8, AR 6623-24; see also Tab 2, Tab 4, Tab
25 12 [FEIR, Final Project Revisions]; Tab 11) The City also explained
26 that the mitigation requiring preconstruction surveys and capture and
27 relocation was more definitive than DFG described B more than simply
28 forcing individuals to disperse. As to cumulative impacts, the City

1 noted that because the NRMP's mitigation measures had been imposed on
2 all of the land between the eastern border of Riverpark vest to Castaic
3 Creek, and because Riverpark had been revised to preserve even more
4 upland, the EIR had concluded that cumulative impacts on the species
5 would be less than significant. (Tab 8, AR 6624.)

6 DFG disputed the EIR's conclusions without challenging the City's
7 survey methodology. (Tab 8, AR 5882.) As the City's response to DFG's
8 comment letter shows, the City considered DFG's comments, but disagreed
9 with them. The City's response did not assert that the EIR relied
10 solely upon the NRMP EIS/EIR's analysis of impacts on the Jackrabbit.
11 (Tab 8, AR 6622-24.) Rather, the EIR conducted its own independent
12 analysis. (Tab 7 [RDEIR, § 4.6]; Tab 6 [survey report]; Tab 9 [RDEIR].)
13 The City's responses to DFG contained a reasoned explanation based on
14 scientific information. (See CEQA Guideline ' 15088.) The City was not
15 required to accept DFG's opinions over those of its own expert. (Assn.
16 of Irrigated Residents, supra, at 1394-97; Laurel Heights I, supra, 47
17 Cal.3d at 393-93.)

18 Substantial evidence supports the EIR's conclusions on the
19 Jackrabbit. The evidence shows the EIR conducted its own analysis of
20 the impacts on the Jackrabbit, and did not rely solely upon the NRMP
21 EIS/EIR for that analysis.

22 *Holly-Leaf Cherry Scrub*

23 The surveys conducted by the Project's expert botanist concluded
24 that the plant community identified was not "holly-leaf cherry
25 woodlands," but "holly-leaf cherry scrub" ("HLCS"), which is different
26 and one not specified in DFG's List of California Terrestrial Natural
27 Communities recognized by the California Natural Diversity Data Base
28 (i.e. without any State or federal protection). (Tab 7, AR 5716-17; Tab

1 416, 53 AR 37223, 37247 and Tab 6, 4 AR 3363, 3387 [DEIR appendices,
2 2003 and 2002 rare plant surveys Tab 8, 6:2 AR 6627 [response to DFG
3 comments].)

4 Based on the evidence, including the rare plant surveys conducted
5 in 2002 and 2003, and supporting evidence (Tab 6, AR 3359-82, 3383-95),
6 the EIR reported the expert botanist's identification of the plant
7 community on-site as HLCS (Tab 7, 5:2 AR 57 16-17). The EIR properly
8 defined the class of plants that were considered to be "special status
9 plants" (Tab 7, 5.2 AR 5722), and did not include HLCS within that class
10 based on the botanist's expert opinion. Based on CEQA and City
11 thresholds, the EIR concluded that the permanent disturbance of 3.6
12 acres of HLCS, which did not support special-status plant or wildlife
13 species and is not considered to be sensitive by the resource agencies,
14 was not significant (Tab 7. 5.2 AR 5767). As noted before, the EIR
15 concluded that the project-level and cumulative impacts from disturbing
16 an aggregate of 280 acres of habitat, in general, necessarily including
17 HLCS, would be a significant impact, and unavoidable even after
18 mitigation, and, a Statement of Overriding Considerations was adopted as
19 to this impact (Tab 3, AR 145-163).

20 The City's response to DFG's comments on the HLCS was not
21 "dismissive." The City responded that based on scientific and other
22 information the identified plant community was not "holly-leaved cherry
23 woodland," but HLCS, because the canopy did not amount to a woodland
24 canopy, and that DFG does not include HLCS within its list of special
25 status plant communities. Also because only 3.6 acres of habitat would
26 be permanently impacted by the Project, and HLCS "stand of trees" was
27 not considered a sensitive plant community as identified by the DFG, the
28 ///

1 loss of the 3.6 acres would be less than significant under CEQA. (Tab
2 8, AR 6627.)

3 Substantial evidence supports the conclusions that the HLCS on site
4 was not a special status species, and that impacts to it alone would not
5 be significant.

6 III. Description of the Project and Mitigation Measures

7 Petitioners contend that the EIR fails as an informational document
8 to adequately describe the project or the mitigation measures, misstates
9 the public and agency concerns raised in comment letters, and fails to
10 meaningfully respond to them.

11 *The EIR adequately describes impact on the Santa Clara River and is*
12 *not misleading*

13 Petitioners contend the project will damage the river and the EIR
14 and the City's staff reports mislead by "perpetuat[ing] the myth that
15 the project will improve the condition of the river," (OB 16-17) and by
16 the statement in Final EIR that the project "has been designed to
17 preserve the Santa Clara River corridor." (AR 28.)

18 A review of the record discloses extensive discussion in the EIR
19 and staff reports concerning the encroachment into the Santa Clara River
20 and the impacts to it. Among other things, the EIR discloses that the
21 Project would install buried bank stabilization in the western portion
22 of the site, but not the eastern portion where the river corridor would
23 remain substantially undisturbed up to the eastern boundary where the
24 Newhall Ranch Road Golden Valley Road Bridge would be built. (See Tabs
25 4, 5, 7, 11, 12.) There is evidence that buried bank stabilization is
26 less harmful to the river and its resources than traditional cement
27 stabilization, yet protects adjacent development adequately (Tab 11, 9
28 AR 10739-47 [FEIR, App. C. Functional AssessmentC Summary], 10877-90

1 [id., Hybrid Functional Assessment/Riverpark], 11180-97 [FEIR, App. G,
2 Additional Hydrology and Water Quality Analyses], 11202-19 [id.,
3 Addendum No. 1], 11405-17 [id., App. J, Additional Flood and Floodplain
4 Modifications data]). Furthermore, revisions to the Project would
5 lessen intrusion into the SEA and protect mature riparian resources that
6 serve as habitat (id., esp. Tab 11, 9 AR 11419-22, 11516 [FEIR App. K.
7 Project Revisions and Additional Information]; Tab 12, 10 AR 11741-61
8 [FEIR Final Project Revisions]; Tab 11, 9 AR 11224-35 [FEIR App. 1.
9 7/20/04 Staff Report]). Other evidence shows that the overall
10 (temporary and permanent) intrusion into the SEA was reduced from the
11 original 37 acres to 32.1 acres, and the permanent intrusion from 24 to
12 16.9 acres. (Tabs 11, 12.) The Project was also revised to dedicate
13 approximately 318 off-site acres, including the approximately 141-acre
14 "Round Mountain" site containing 37 acres of Santa Clara River SEA,
15 which will in part further offset the Project's impacts on biological
16 resources and the floodplain (Tab 12). The City nevertheless still
17 considered the Project's intrusion into the Santa Clara River SEA to be
18 a significant and unavoidable impact, and included it in the Statement
19 of Overriding Considerations (Tab 7.)

20 Thus, the City did not "ignore Riverpark's encroachment into the
21 river." It considered at great length the Project's impacts on the
22 river and adjacent areas and required changes in the Project to reduce
23 those impacts.

24 The EIR adequately describes the project setting and is not
25 misleading

26 The City found that "the proposed project is appropriate for the
27 subject property," "proposes considerably lower densities than existing
28 nearby developments," and that "[b]y proposing a maximum of 1,089

1 residential units and approximately 16,000 square feet of commercial
2 space, the project proposes development that would be substantially less
3 dense and less intense than those that both the current and the proposed
4 land use classifications would allow." (1 AR 30.)

5 Petitioners contend the finding is incorrect, because the City
6 "never actually calculated the number of residential units that can
7 actually be built on the site," and the site's physical characteristics,
8 such as topography, constrain the number of units that can be built on
9 any given parcel.

10 The findings relating to the project setting are adequate under
11 CEQA and not misleading. Prior to the approval of the General Plan
12 Amendment and Zone Change proposed by the Project, the City's General
13 Plan designations for the site permitted development more dense and
14 intense than the now-approved designations. (See, e.g., Tab 4, 2:1 AR
15 346-48 [DEIR, § 1.0, Project Description], 830-837 [*Id.*, § 4.7, Land
16 Use]; Tab 4, 18 2:2 AR 947-52.)

17 There is no requirement the City must calculate exact number of
18 units which actually can be built.

19 *The EIR adequately describes on-site and off-site dedications to*
20 *the City*

21 Petitioners contend the EIR does not "adequately describe both the
22 on-and off-site [land] dedications, which the City considers a
23 significant benefit, and has identified as one main bases [sic] for
24 over-riding the project's significant adverse impacts," and City staff
25 and the EIR do not discuss in an Agenda Report to the City Council a
26 Planning Commissioner's comments during a debate on whether the
27 Commission would consider the Project's proposed dedication of portions
28 of the South Fork of the Santa Clara River to be a benefit under the

1 City's Ridgeline Preservation and Hillside Development Ordinance (OB 24-
2 28.)

3 Preliminarily, these issues were not raised during the
4 administrative process and, consequently, are now barred. (CEQA,
5 § 21177(a); see Park Area Neighbors v. Town of Fairfax (1994) 29
6 Cal.App.4th 1442, 1447-48.) Moreover, the dedications were not offered
7 as mitigation measures, but as benefits in connection with the City's
8 issuance of a Statement of Overriding Considerations and the Hillside
9 Development Application. (Tab 3. 1 AR 147-1 50.)

10 In any case, CEQA requires that an EIR analyze a project's adverse
11 environmental impacts, not its benefits. (See, e.g., CEQA,
12 § 21002.1(a).) Dedication of on-site and off-site open space to the
13 City to be preserved in perpetuity does not create adverse environmental
14 impacts. Even so, the EIR does discuss the attributes of these land
15 dedications. The on-site land to be dedicated was discussed extensively
16 in the Draft EIR (see, e.g., Tab 4, AR 367 [DEIR, § 1.0, Project
17 Description]; Tab 4, 2:2 AR 1214-44 [id., § 4.12, Parks and Recreation];
18 Tab 7, 5:2 AR 5689-5827 [RDEIR, § 4.6, Biological Resources]), as well
19 as in City staff reports (Tab 604, 61 AR 42947-42953; Tab 652, 73 AR
20 51639-51650; Tab 652, 73 AR 51651-51811; Tab 666, 74 AR 51913-51925; Tab
21 674, 74 AR 52073-52085; Tab 2-3, 1 AR 9-227) and in Planning Commission
22 hearings (Tab 3, 1 AR 147-150). The attributes and benefits of the off-
23 site land dedications are discussed in the Final EIR (see, e.g., Tab 12.
24 10 AR 11742-61 [FEIR. Final Project Revisions]; Tab 11, 9 AR 11419-22,
25 11516 [FEIR. App. K, map, land use table, new SEA chart]).

26 Failure to discuss comments in the agenda report is not fatal here.
27 The Planning Commission debated which Project attributes should be
28 considered as benefits in connection with their decision whether to

1 recommend approval of the Hillside Development Application, for which
2 Newhall had submitted its Innovative Application Compliance Report. The
3 EIR analyzed the land being dedicated to the extent necessary to inform
4 the City and the public, and based on that information, the Planning
5 Commission ultimately voted on which Project benefits it viewed as
6 supporting the Hillside Development Application, including, without
7 limitation, the on- and off-site land dedications (Tab 9,7:2 AR 8079-81
8 [12/21/04 HT]; Tab 652, 73 AR 51639-45, esp. 51643 [12/21/04 Staff
9 Report]; Tab 2, 1 AR 15-18 [App. Reso.]). All of this information was
10 before the City Council.

11 The EIR adequately describes on and off-site dedications and does
12 not fail as an informational document in other respects.

13 IV. Alternatives Were Considered as Required by CEQA

14 An EIR's alternatives analysis must include a reasonable range of
15 alternatives to the project that would feasibly obtain the basic
16 objectives of the project and evaluate the comparative merits of the
17 alternatives. (Guidelines, § 15126.6(a).)

18 Petitioners contend that the City's rejection of Alternative 2, the
19 Santa Clara River Reduced Bank Stabilization Alternative, in the EIR and
20 in its Findings was "disingenuous and pretextual, and therefore contrary
21 to the mandates of CEQA" and not supported by substantial evidence.

22 Substantial evidence supports the determinations made by the City
23 in rejecting Alternative 2 and finding that, due to the revisions to the
24 Project, that alternative was no longer environmentally superior.

25 The City rejected Alternative 2 for multiple reasons.

26 After analyzing Alternative 2's impacts as compared to those of the
27 Project as originally proposed, the EIR concluded that, while this
28 alternative would reduce impacts in certain environmental areas

1 (including biological resources) and create similar impacts in other
2 areas, ~~it would create greater impacts on population/housing/employment~~
3 ~~and parks and recreation, and would not meet five of the project~~
4 ~~objectives. (Tab 4, 2:2 AR 1490-1500.)~~ The EIR noted that the project
5 objectives of (1) providing a substantial number of new housing units
6 adjacent to existing and planned infrastructure, service, transit and
7 ~~transportation corridors and employment~~ areas to accommodate projected
8 growth, and (2) developing a range of housing types accommodating a
9 range of incomes and commercial opportunities, would not be met due to
10 the reduction in residential units (all of which were single-family
11 units). (Tab 4, AR 1499.) The objective of providing adequate flood
12 protection, including bank stabilization where necessary, would not be
13 met because the alternative does not provide for bank stabilization.
14 The objectives of providing sufficient parks to satisfy park dedication
15 requirements and meet regional needs, and of providing a range of
16 active/passive recreational opportunities, would not be met due to the
17 reduction in the size of the flatter, active portion of the proposed 29-
18 acre park. (Id.; see also 1497.)

19 As noted above, the original Project was substantially revised over
20 the course of the 24 public hearings. The Project as revised and
21 approved: (1) Moved all development back to the resource line
22 established by the Planning Commission, which reduced the Project's
23 intrusion into the SEA and protected mature riparian resources that
24 serve as habitat (Id.. esp. Tab 11, 9 AR 11419-22, 11516 [FEIR App. K,
25 Project Revisions and Additional Information]; Tab 12, 10 AR 11741-61
26 [FEIR, Final Project Revisions]; Tab 11,9 AR 11224-35 [FEIR App.
27 1,7/20/04 Staff Report]), (2) Moved the equestrian trail out of the
28 river (Id. esp. Tab 12, 10 AR 11741-61 [FEIR, Final Project Revisions]),

1 (3) Reduced the Project's overall (temporary and permanent) intrusion
2 into the SEA from the original 37 acres to 32.1 acres, and its permanent
3 intrusion from 24 to 16.9 acres, 7.5 of which are attributable to the
4 construction of Newhall Ranch Road and one of which is attributable to
5 the Santa Clara River Trail (Id. esp. Tab 11, 9 AR 11516 [FEIR App. K,
6 new SEA chart]; Tab 12, 10 AR 11741-61 [FEIR. Final Project
7 Revisions]), (4) Was conditioned on an absolute prohibition of
8 construction of any lots within the new FEMA floodplain boundaries (Tab
9 11, 9 AR 11406-09 [CLOMR]: Tab 12, 10 AR 11756, 11757-58 [FEIR, Final
10 Project Revisions].) (5) Relocated the Newhall Ranch Road/Golden Valley
11 Road Bridge abutments farther out of the active channel of the river,
12 resulting in reduced impacts to biological resources in those riparian
13 areas (Tab 11, 9 AR 11410-17 [FEIR App. J, Technical Memorandum
14 Hydraulic Design and Analysis]; Tab 12, 10 AR 11758 [FEIR, Final Project
15 Revisions]) and (6) Dedicated approximately 318 off-site acres,
16 including, inter alia, the ARound Mountain" site containing 37 acres of
17 Santa Clara River SEA, which further offset the Project's impacts on
18 biota and the floodplain (Tab 12, 10 AR 11741-58 [FEIR, Final Project
19 Revisions]).

20 Based on the evidence as regards the revised project, the City
21 Council found that, as compared with the Project as approved,
22 Alternative 2 was no longer environmentally superior because the new
23 Project design reduced development, and thus impacts, in areas not
24 affected by the revisions contemplated by Alternative 2, that although
25 the approved Project would afford the City 94 fewer residential units,
26 it still preserved a greater mix of housing opportunities than did
27 Alternative 2, which reduced the number of single-family lots, and that
28 ///

1 the approved Project would donate substantial off-site acreage. (Tab 3,
2 AR 139-140 [Alternatives Findings]; see also 156 & 3,156-159.)

3 The findings as to Alternative 2 are supported by substantial
4 evidence and the record shows that the City Council considered and
5 balanced all of the competing factors, and chose to approve the Project
6 with those factors in mind.

7 V. City Properly Found that the Project is Consistent with General
8 Plan Goals and Policies of Protecting Significant Natural Resources

9 Government Code section 66473.5 provides that "[n]o local agency
10 shall approve a tentative tract map . . . unless . . . [it] is
11 consistent with the general plan."

12 It is within the City's province, to balance the competing
13 interests reflected in its General Plan policies, and the City has broad
14 discretion to construe those policies in light of the plan's purposes.
15 (San Franciscans Upholding the Downtown Plan, supra, at 678.) A
16 reviewing court, therefore, may only ascertain whether the lead agency
17 "considered the applicable policies and the extent to which the proposed
18 project conforms with those policies" (id.) by considering whether, as
19 a whole, the "project is compatible with, and does not frustrate, the
20 general plan's goals and policies" (Napa Citizens for Honest Government
21 v. Napa County Board of Supervisors (2001) 91 Cal.App.4th 342, 355.) A
22 project must be in agreement or in harmony with the applicable General
23 Plan, "not in rigid conformity with every detail thereof." (San
24 Franciscans Upholding the Downtown Plan, supra.)

25 A lead agency's determination that a project is consistent with its
26 general plan "can be reversed only if based on evidence from which no
27 reasonable person could have reached the same conclusion." (A Local and
28 Regional Monitor v. City of Los Angeles (1993) 16 Cal.App.4th 630, 648;

1 see also San Franciscans Upholding the Downtown Plan v. City and County
2 of San Francisco (2002) 102 Cal.App.4th 656, 6771.) In approving the
3 Project, the City considered its General Plan policies and the Project
4 conformance to them.

5 Petitioners contend that the Project is inconsistent with the
6 City's General Plan goals and policies to protect significant natural
7 resources because its intrusions into the SEA and the floodplain are
8 inconsistent with the General Plan requiring the developer to "enhance
9 and preserve the SEA," and the EIR's conclusion that the project is
10 consistent with Land Use Policy Element 5.3 by "not proposing
11 development within the river" (2 AR 891) is not supported by the
12 evidence in the record.

13 The EIR analyzes the original Project's consistency with the City's
14 General Plan and concludes that the Project as originally proposed was
15 consistent with Policy 1.1 of Goal I of the City's Open Space and
16 Conservation Element because the Project preserves the Santa Clara River
17 and much of its significant vegetation as open space (Tab 4, 2:2 AR 859-
18 60) as shown by evidence noted above as to other issues. Furthermore,
19 as discussed supra, the Project was later revised, further reducing the
20 Project's overall intrusion into the SEA from 37 to 32.1 acres, and
21 dedicating 37 undeveloped acres of SEA in the Round Mountain property.

22 The EIR also concludes that the Project as originally proposed was
23 consistent with Policies 3.3 and 3.7 of Goal 3 of the City's Open Space
24 and Conservation Element, because the EIR identifies areas of
25 significant ecological value and natural riparian habitat and mitigates
26 impacts to the extent possible (Tab 4, 2:2 AR 861-62: see also Tab 7.
27 5:2 AR 5689-5827 [RDEIR, § 4.6, Biological Resources]). Also, as
28 ///

1 discussed supra, the Project as approved further reduces impacts to the
2 SEA and other sensitive resources.

3 The original Project was also found to be consistent with Policy
4 5.3 of Goal 5 to require new development to be sensitive to SEAs through
5 creative planning techniques that avoid and minimize disturbance in
6 these areas for these same reasons (Tab 4, 2:2 AR 890-91), a conclusion
7 supported by the same substantial evidence that supports consistency
8 with Goal 1, Policy 1.1 of the Open Space and Conservation Element.

9 Petitioners' arguments that the Project impermissibly intrudes into
10 the SEA restate their CEQA arguments. The same evidence in the record
11 supports the consistency findings. The Project was revised to limit
12 intrusion into the SEA. The City's decision after circulation of the
13 Draft EIR to protect the riparian resources and habitat by setting the
14 resource line in the western portion of the site and moving the
15 equestrian trail out of the river bed further ensured that the Project
16 as approved was consistent with the General Plan policies. The Project
17 always proposed placing 15 lots within the already disturbed SEA area
18 next to Planning Area A-2. (See, e.g., Tab 7, 5:2 AR 5785.) Also, as
19 revised Section 4.6 explains, even the permanent loss of 24 acres of
20 habitat, now reduced to 16.9, is not expected to detract from the
21 overall integrity and value of the SEA, and the Project will preserve
22 and enhance various amounts of upland habitat in Planning Area B to
23 serve as a buffer between the riparian habitat and development and to
24 mitigate adverse impacts to riparian plant communities within the SEA.
25 (Id.) The benefits of the Project's enhancements to the banks of the
26 Santa Clara River and to its main drainage in the 29-acre park are
27 confirmed by the Final EIR's Hybrid Functional Assessment for Riverpark
28 (Tab 11, 9 AR 10877-90).

1 Substantial evidence supports the finding of consistency with the
2 City's General Plan.

3 The Petition for Writ of Mandate is denied.

4 Counsel for Respondent is ordered to prepare, serve and lodge in
5 Department 85 a proposed Judgment Denying the Petition for Writ of
6 Mandate on or before August 21, 2006.

7 DATED: August 14, 2006

DZINTRA I. JANAVS

Dzintra I. Janavs
Judge of the Superior Court

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Exhibit H

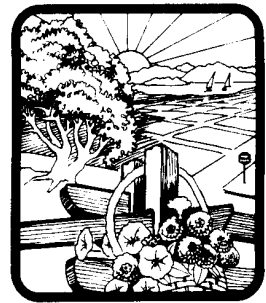
PUBLIC CORRESPONDENCE

SCOPE

Santa Clarita Organization for Planning and the Environment

TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY

POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



9-16-24

Public Information Officer
Amy Bodek, Executive Director
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: California Public Records Act Request regarding information related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: pra@planning.lacounty.gov, abodeck@planning.lacounty.gov,
jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

To whom it may concern:

In a Public Records Request made on August 5th to the Los Angeles Regional Planning Department, we requested that we be provided with the following information related to this tract approval as follows:

1. Any time extensions granted for this project.
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval.
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval.
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval.
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date
6. Any updated CEQA documentation

As to the first item, your department responded by providing one time extension approval letter dated October 19th 2016 and partial agendas for what is purported to be a Sept 5th, 2017 extension and an Aug 21, 2018 extension. Please provide the letters of approval for these time extensions and all other time extensions that must have been applied for after that date.

We request that these extension approval letters be made available to us and the general public by posting them to your website in the section related to this tract map.

If no documents exist that are responsive to this request, please provide us with written confirmation of that fact.

The California Public Records Act states that no charge may be made other than for actually copying of the documents requested. Please notify us if a charge will be made for providing these documents and the approximate amount of the charge

We would prefer to accept your response in digital form. OR, if these documents are located somewhere on your website, please direct us to that location (we spent several hours searching and could not find the requested documents.)

The California Public Records Act requires that these records be provided within 10 days.

Thank-you in advance for your compliance with California Law and for your time and attention to this matter. Your help is greatly appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lynne Plambeck".

Lynne Plambeck
President
661 255-6899

From: [SCOPE](#)
To: abodeck@planning.lacounty.gov; sjareb@planning.lacounty.gov; Joshua Huntington; Marie Pavlovic; Saraiya, Anish
Subject: Spring Canyon hearing officer Aug 27th Agenda 5
Date: Monday, August 26, 2024 11:28:15 AM
Attachments: [Comment Tract48086.pdf](#)

CAUTION: External Email. Proceed Responsibly.

Please find our comment letter for tomorrow's hearing, Item 5 Attached. Please acknowledge receipt.
Thank you.

SCOPE

Santa Clarita Organization for Planning and the Environment

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AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY

POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



8-25-24

Honorable Hearing Officer, Steven Jareb
Mare Pavlovic, Planner,
Amy Bodek, Executive Director,
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: Agenda Item 5 Aug 27th Hearing Officer Hearing related to Spring Canyon Development,
Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: abodeck@planning.lacounty.gov, sjareb@planning.lacounty.gov,
jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

Honorable Mr. Jareb:

The Los Angeles Regional Planning Department is considering changes to the above-named tract at a noticed public hearing on August 27th that is proposed for continuation to Oct. 22nd. We submit this comment in an abundance of caution, and request that the extension be granted. In the meantime, we ask that issues brought up in this correspondence be addressed in a timely manner before the next hearing.

Though the posting for this hearing refers to archival information regarding this project on the old website, neither required tract extensions or any other information after June 25th, 2019, the date of the amendment approval for this project, is listed or posted. No recent information regarding actions taken by the department in the last 5 years is available on line. We were told by a planning department staff person that the Department is no longer posting department actions to the website so that actions can be reviewed by the public and that a public information request would have to be made. We have made that request, but much of the information has not yet been provided.

We were very involved in the 4th amendment June 25th, 2019 approval, having negotiated with the developer and the 5th district Supervisor's office to reach conditions that would address some of our issues. So, we are not sure what is being approved at this hearing. Indeed, conditions and mitigation to implement the conditions approved in that amendment were approved by the Board of Supervisors on June 25th 2019, so we don't really understand the purpose of this hearing.

Is there a new Addendum? If so, please clarify this and post and provide the addendum to us and the public. Is this a change based on the 2019 addendum? If so, we believe that addendum is inadequate to approve any additional changes.

Your agenda notice also is unclear as to how the previously approved 2019 conditions are to be changed. Please provide that information so that the public can make timely comments on this project.

We note that this project was first approved with a certified EIR in 2004. We therefore assert that the project tract map has expired and no further extensions can be approved.¹

In addition to this major problem, we assert that the 2004 EIR is insufficient to address changed circumstances regarding climate change, especially in the area of wildfire. The project is fully located in a Very High Fire Severity Zone, and recent major fires have completely burned through this area and destroyed houses in the adjacent tract. These issues were not addressed in the addendum. Further, changes to the climate, in the form of rising temperatures and its effect on water supply and fire need to be addressed.

Further illegal extensions of this project would seem to not be consistent with the County's 2012 General Plan update requiring a greenbelt around the City of Santa Clarita and the recent approval of the County's Climate Action Plan.

Objections to the 2019 approval that were not addressed at that time:

Environment

This project will allow destruction of the County's most significant holly leaf cherry woodland. It was our understanding during the approval of the previous EIR, that this woodland would be preserved. We request that the success of the holly-leaf cherry forest be ensured by soil testing, a baseline survey and a land bank be established as mitigation for the loss of this rare woodland.

The project also encompasses the last viable wildlife crossing under Hwy 14. The project will virtually eliminate the usefulness of this corridor. The City of Santa Clarita has now purchased Bee Canyon for open space on the south side of the freeway, making this corridor even more important. With the increased public support and scientific scrutiny of the importance of maintaining wildlife corridors, it is imperative that this issue be re-visited.

¹ **California Code, Government Code - GOV § 66452.6** Current as of January 01, 2023 | Updated by [FindLaw Staff](#) (a)(1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 24 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars (\$236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map authorized by [Section 66456.1](#) shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with [Section 65864](#)) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

The fourth amendment project review should have been conducted as a “revised map” rather than an amended map in order to ensure that new information would be included and could be addressed with appropriate mitigation measures.

We continue oppose any delay in the implementation of required benefits and mitigations for this project. If the proponent cannot afford to comply with the duly advertised and publicly reviewed requirements of this tract map then it shouldn't be built without the public having the opportunity to object. Condition # 33, fourth amendment, which states that the developer is granted permission to record multiple maps BUT requires that “each final map to record **shall** (emphasis added) comply on its own, or in combination with previously recorded maps with the open space requirements of the General Plan, the Zoning Ordinance and the Conditional Use permit...” It does NOT say that conditions can be delayed because the developer prefers to record all the final maps at once.

We appreciate that the hearing officer is asked to delay this hearing until Oct. 22nd, but we ask that these issues be addressed in the meantime.

In Our Public Records request, we asked for, but have not yet received:

1. Any time extensions granted for this project. (only an extension to August 2019 was provided)
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval. (It was stated that none occurred)
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval. (Not provided)
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval. (none provided)
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date (none provided yet)
6. Any updated CEQA documentation (none provided)

We ask that these documents be provided well in advance of the Oct. 22nd hearing so that we can make timely and relevant comments.

Thank you in advance for your time.

Sincerely,



Lynne Plambeck
President

From: [SCOPE](#)
To: [DRP PRA](#)
Cc: [Marie Pavlovic](#)
Subject: (PRA 24-468) Re: Public records request - Spring Canyon Tract 48086
Date: Wednesday, August 14, 2024 9:18:13 PM
Attachments: [image.png](#)

CAUTION: External Email. Proceed Responsibly.

We note that today is less than two weeks away from a noticed hearing and hearing documents and materials have not thus far been posted on the website or provided to us as requested through a Public Records Act Request (PRA), even though they must now be available.

While your website states that the hearing MAY be continued, it does not say that it WILL or SHALL be continued, so we must be prepared to present our concerns at this hearing. However, you have not posted the background documents and information necessary to respond as stated in your PRA response or responded to our PRA request.

Please post these documents as required for public notice.

Please enter this email into the public record for this hearing.

Thank you

Lynne Plambeck

Santa Clarita Organization for Planning and the Environment

661 255-6899

-----Original Message-----

From: DRP PRA <pra@planning.lacounty.gov>

Sent: Aug 14, 2024 2:36 PM

To: exec-scope <exec-scope@earthlink.net>

Subject: (PRA 24-468) Re: Public records request - Spring Canyon Tract 48086

Hi,

Regional Planning's response to your request is as follows:

- Any time extensions granted for this project.

Final maps TR48086, TR48086-1, TR48086-2, and TR48086-3 recorded creating 512 lots (attached). The last couple of time extension grants are provided on our website. Any other time extension grants will be provided electronically within 30 days.

Time extension from 08.03.2018 to
08.03.19: https://case.planning.lacounty.gov/assets/upl/case/tr_48086_extension-20180821.pdf

Time extension from 08.03.17 to
08.03.18: https://case.planning.lacounty.gov/assets/upl/case/tr_48086_extension.pdf

- All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval.

No Subdivision Committee meetings have been held since June 25, 2019.

- A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval.

The requested modifications will be provided in the hearing package to the Hearing Officer. The hearing package which will be posted to the Department's website two weeks prior to the hearing: <https://bit.ly/PRJ96-044> (same link provided in the hearing notice).

- 4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval.

No other approvals have been granted by LA County Planning. Other approvals may have been issued by other Departments, please inquire those Departments.

- All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date.

It will take 30-60 days to provide all responsive communications. Records will be provided in batches on the last day of the month starting in September.

Any updated CEQA documentation.

An Addendum to the previously certified EIR has been prepared for the CUP Modification request which will be included in the hearing package. See Response No. 3 above for the posting date and link.

We request that these reports be made available to us and the general public by posting them to your website in the section related to this tract map.

The hearing package to the Hearing Officer for the CUP Modification request will be posted to the link provided above. All other records will be provided electronically on the following dates:

Project/Case Materials, excluding communications: Within 30 days

Responsive Communications: September 30, 2024, October 31, 2024 (if necessary)

PUBLIC RECORDS REQUEST COORDINATOR

Email: pra@planning.lacounty.gov

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



Our [field offices](#) are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: SCOPE <exec-scope@earthlink.net>

Date: Monday, August 5, 2024 at 15:21

To: DRP PRA <pra@planning.lacounty.gov>, abodeck@planning.lacounty.gov
<abodeck@planning.lacounty.gov>, Joshua Huntington
<jhuntington@planning.lacounty.gov>, Marie Pavlovic
<mpavlovic@planning.lacounty.gov>

Cc: Saraiya, Anish <ASaraiya@bos.lacounty.gov>

Subject: Public records request - Spring Canyon Tract 48086

CAUTION: External Email. Proceed Responsibly.

Please find our public records request attached.

SCOPE

Santa Clarita Organization for Planning and the Environment

TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY

POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



8-5-24

Public Information Officer
Amy Bodek, Executive Director
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: California Public Records Act Request regarding information related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: pra@planning.lacounty.gov, abodeck@planning.lacounty.gov,
jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

To whom it may concern:

The Los Angeles Regional Planning Department is considering changes to the above-named tract at a noticed public hearing on August 27th, but no recent information regarding actions taken by the department in the last 5 years is available on line. We therefore request that we be provided with the following information related to this tract approval as follows:

1. Any time extensions granted for this project.
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval.
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval.
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval.
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date
6. Any updated CEQA documentation

We request that these reports be made available to us and the general public by posting them to your website in the section related to this tract map.

If no documents exist that are responsive to this request, please provide us with written confirmation of that fact.

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We would prefer to accept your response in digital form. OR, if these documents are located somewhere on you website, please direct us to that location (we spent several hours searching and could not find any of the requested documents.)

The California Public Records Act requires that these records be provided within 10 days.

Thank-you in advance your compliance with California Law and for your time and attention to this matter. Your help is greatly appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lynne Plambeck".

Lynne Plambeck
President
661 255-6899

From: [Mary Johnson](#)
To: [Marie Pavlovic](#)
Cc: [Candy Clemente](#); [Mary Johnson](#); [Don Henry](#); [Cliff Grimes](#); [Scott Keller](#); [Chris Yewdall](#); [Kathryn Segura](#)
Subject: Project No. 96-044-(5)
Date: Sunday, August 4, 2024 2:12:13 PM

CAUTION: External Email. Proceed Responsibly.

Hello Ms. Pavlovic:

We received a copy of the notice of a Conditional Use Modification for Project No. 96-044-(5). The Conditional Use Permit Modification No. is RPPL2019002028. I went on line to see what those modifications were and I'm unable to find them. Can you please send me an electronic copy of the requested modifications?

Thank you.

Mary Johnson, Secretary
Agua Dulce Town Council
33201 Agua Dulce Canyon Rd, Box 8
Agua Dulce, CA 91390
<http://www.adtowncouncil.com>

Meetings: 2nd Wednesday of the month (dark in August)
Via Zoom: Jan, Feb, Apr, May, July, Oct, Nov.
In Person/Hybrid: at Agua Dulce Women's Club: Mar, June, Sept, Dec (December Non-Business Meeting is In-Person Only)
6:30 PM-Administrative Meeting, 7:00 PM-Community Meeting
All meetings are open to the public

From: [Irma Briano](#)
To: [Marie Pavlovic](#)
Subject: Project No. 96-044-(5)
Date: Monday, July 29, 2024 3:05:21 PM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone please tell me about the future planning project. It's between Shadow Pines and Agua Dulce Canyon. Thanks