

June 20, 2023

Casa Dulce Estates c/o Judith Cannon
10113 Escondido Canyon Road
Santa Clarita, CA 91390

PROJECT NO. PRJ2022-001817-(5)
CONDITIONAL USE PERMIT NO. RPPL2022005399
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2022005493
10113 ESCONDIDO CANYON ROAD, SANTA CLARITA (APN 3212-009-037 AND -038)

Dear Ms. Judith Cannon:

Hearing Officer Mark Herwick, by his action of **June 20, 2023**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **July 5, 2023**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

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

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

Ms. Judith Cannon
June 20, 2023
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For questions or for additional information, please contact Soyeon Choi of the North County Development Services Section at (213) 974-6443, or schoi@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in black ink, appearing to read 'Samuel Dea', written in a cursive style.

Samuel Dea, Supervising Regional Planner
North County Development Services Section

SD:SC

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement

CP_06202023_FINAL LETTER

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2022-001817-(5)
CONDITIONAL USE PERMIT NO. RPPL2022005399
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2022005493

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2022005399** and Administrative Housing Permit ("HSG") No. **RPPL2022006493** on June 20, 2023.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on June 20, 2023 before the Hearing Officer. The permittee's representative, Claudia Garner, presented testimony in favor of the request. There being no further testimony, the Hearing Officer closed the public hearing.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Casa Dulce Estates ("permittee"), requests the CUP and HSG to authorize the continued operation and maintenance of an 15-unit existing mobilehome park with a single access point from the public street and at the current density ("Project"). The mobilehome park is located at 10113 Escondido Canyon Road ("Project Site") in the unincorporated community of Santa Clarita and Agua Dulce Community Standards District ("CSD") in the A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.16.040 (Development Standards for Zones A-1, A-2, O-S, R-R, and W), 22.140.370 (Mobilehome Park), and 22.166.040 (Administrative Housing Permit).
4. **ENTITLEMENT REQUIRED.** A CUP is required for a mobilehome park in the A-1 zone pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W). The CUP also authorizes modification of development standards for mobilehome parks, including two means of access, as specified in Section 22.140.370.E (Mobilehome Parks, Development Standards) pursuant to 22.140.370.C (Mobilehome Parks, Modification) of the County Code.
5. **ENTITLEMENT REQUIRED.** A legally established mobilehome park that exceeds the density permitted by the General Plan or the Zone is eligible to request Density Bonus through a HSG pursuant to County Code Sections 22.140.370.C (Mobilehome Parks, Modification), 22.120.075 (Mobilehome Park Density Bonus), and 22.166.040 (Administrative Housing Permit) of the County Code in order to comply with Section 22.140.370.D (Mobilehome Park, Density).
6. **PREVIOUS ENTITLEMENTS.** Zone Exception Case 9193 and 9620 authorized the establishment of the mobilehome park in 1969 and 1979 respectively. In 1992, Nonconforming Review ("NCR") No. 92702-(5) authorized the continued operation of

the existing mobilehome park without any changes. The grant term expired on July 1, 2022.

7. **LAND USE DESIGNATION.** The Project Site is located within the RL2 (Rural Land 2 - One Dwelling Unit per Two Acres) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
8. **ZONING.** The Project Site is located in the Soledad Zoned District and is currently zoned A-1-2. Pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W), a CUP is required for a mobilehome park in the A-1 zone.
9. **SURROUNDING LAND USES AND ZONING**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL2	A-1-2	Single-family residences ("SFR"s)
EAST	RL2	A-1-2	SFRs
SOUTH	RL2	A-1-2	SFRs
WEST	RL2	A-1-2	SFRs

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

Casa Dulce Mobilehome Park, is located on an approximately 5.38-acre Project Site that consists of two (2) parcels, Assessor's Parcel Numbers ("APNs") 3212-009-037 and 3212-009-038. The Project Site is located to the north of Escondido Canyon Road and is irregular in shape with gently sloping terrain. APN 3212-009-037 is a 4.72-acre rectangular parcel developed with the mobilehome units and appurtenant facilities, and APN 3212-009-037 is used as a leach field for the wastewater system for the mobilehome park.

The mobilehome park is comprised of 15 mobilehome units on either side of the access driveway that provides direct access to Escondido Canyon Road to the south. A 1,200-square-foot community recreational center within a mobile unit as well as a swimming pool are located in the rear of the property in northern portion of the Project Site. Each mobilehome unit has either a detached or attached garage. The entrance from Escondido Canyon Road turns into a 60-foot-wide paved internal driveway in the center of the APN 3212-009-037, serving access to the mobilehome units on both sides and to the community recreational center. There are masonry block walls up to five (5) feet in height along the side and rear property lines and along the street frontage.

B. Site Access

The Project Site is accessible via Escondido Canyon Road to the south of the mobilehome park and each mobilehome units fronts an internal driveway that is approximately 60 feet in width. Primary and only access to the Project Site will be

via an entrance/exit on Escondido Canyon Road, a designated Limited Secondary Highway on the County Master Plan of Highways.

C. Site Plan

The site plan depicts the 5.38-acre Project Site comprised of two parcels, APNs 3212-009-037 and 3212-009-038. APN -037 is developed with the 15-unit mobilehome facility on either side of the access driveway and a 1,200-square-foot community recreational center with an outdoor swimming pool to the northern portion of the parcel. Each mobilehome unit has a detached or attached garage to the rear of each unit. The site plan also depicts an approximately 60-foot-wide access driveway with six planters along the centerline. The access driveway is the only access taken off of Escondido Canyon Road to the mobilehome park. In the rear of the community recreational center, there are areas designated for four (4) guest parking spaces, an existing water well, and a water tank near the rear property lines. The mobilehome park on APN -037 is enclosed with up to five (5)-foot-high masonry block walls along the side and rear property lines as well as street frontage. APN -038 is a triangular-shaped lot with gentle slope to the west of the mobilehomes. It is currently covered with vegetation and contains a leach field area that is approximately 30 feet in width and 90 feet in length in the central portion of the parcel.

D. Parking

Each mobilehome unit was developed with either a detached or attached garage for two automobiles. Four (4) guest parking spaces are also provided to the northern portion of APN -037 near the rear property line.

11. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, staff determined that the Project qualified for Class 1, Existing Facilities categorical exemption from 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, because the Project involved the continued use of an existing mobilehome park with no physical changes to its existing structures, developed area, or operation.

There is a County-adopted historic resource, Vasquez Rocks Natural Area Park, approximately 1,300 feet to the south. However, the mobilehome park is separated from this expansive (over 450 acres in size) historical site by Escondido Canyon Road, which is Limited Secondary Highway, large-size lots with existing developments, and a hill approximately 150 feet higher in elevation compared to the mobilehome park and the historical site. There is no proposed ground disturbance, expansion, or changes to the developed park and no significant effect on the historical site is anticipated from the Project.

No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a

scenic highway or a hazardous waste site. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, there are no exceptions to the exemption and staff recommend that the Hearing Officer determine that the project is categorically exempt from CEQA.

12. **PUBLIC COMMENTS.** County Department of Regional Planning (“LA County Planning”) staff (“staff”) received a comment letter from the Agua Dulce Town Council, dated October 4, 2022, in support of the project. No other public comments have been received from the public prior to the publication of the report to the Hearing Officer.

13. **AGENCY RECOMMENDATIONS.**

- A. County Department of Public Works (“Public Works”), in a letter dated October 18, 2022, recommended that the Project proceed to public hearing without any conditions.
- B. County Fire Department (“Fire”), in a letter dated October 14, 2022, recommended that the Project proceed to public hearing without any conditions.
- C. County Department of Public Health, in a letter dated January 18, 2023, recommended that the Project proceed to public hearing.

14. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspapers [La Opinion and The Antelope Valley Press], and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On May 11, 2023, a total of 44 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 27 notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the RL2 designation is intended for single-family residences, with a maximum of one (1) dwelling unit per two (2) gross acres. The Project exceeds the maximum density because the 5.38-acre Project Site allows for 10 dwelling units. However, a Density Bonus is requested through the HSG to continue the existing 15 mobilehome units pursuant to County Code Sections 22.140.370.C (Mobilehome Parks, Modification), 22.120.075 (Mobilehome Park Density Bonus), and 22.166.040 (Administrative Housing Permit) to conform with current requirements. Through the HSG, a Density Bonus being is requested for five (5) additional units in addition to the maximum of 10 units allowed for the Project Site. All units are market-rate housing. The granting of the density bonus would be consistent with the surrounding uses due to its scale and usage of the subject property comparable to the land use designation. The Hearing Officer further finds that the Project promotes provision of diverse land uses at the compatible intensity as it

continues to contain the development within the existing site without any improvements.

- 16. GOALS AND POLICIES.** The Hearing Officer finds that the following policies of the General Plan are applicable to the Project.

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

General Plan Policy 3.1: Promote Mixed income neighborhoods and a diversity of housing types through the unincorporated areas to increase choices for all economic segments of the population.

General Plan Housing Element Policy 6.1: Conserve existing deed-restricted affordable housing that is at risk of converting to market-rate housing.

Guiding Principle 16. The Valley shall contain a mix of housing types that meet the diverse needs of residents, and offer choices for the Valley's population and lifestyles (e.g. ages, education, income, etc.) that are appropriate and consistent with their community character. This shall include a combination of single- and multi-family, owner occupied and rental units within each community, and mixed-use (i.e., integrated housing with commercial or office uses) development in key activity centers.

Area Plan Land Use Element Policy LU-3.1.2: Provide a mix of housing types within neighborhoods that accommodate households with varied income levels.

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

ZONING CODE CONSISTENCY FINDINGS

- 17. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1 zoning classification as mobilehome parks are permitted in such zone with

a CUP pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W).

18. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.16.040 (Development Standards for Zones A-1, A-2, O-S, R-R, and W). The existing park facility provides an approximately 25-foot front yard setback from Escondido Canyon Road, 5-foot side yard setback, and approximately 50-foot rear yard setback. County Code requires a 20-foot front yard setback, five-foot (5-foot) side yard setback, and a 15-foot rear yard setback.
19. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Zones A-1, A-2, O-S, R-R, and W) as all structures in the Park are one-story buildings less than 20 feet in height. County Code allows a maximum of 35 feet for single-family residences or similar structure in the A-1 Zone.
20. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The parking requirements for a mobilehome park is two (2) standard spaces per mobilehome and one (1) standard space for guests per four (4) mobilehome units. Each unit has either attached or detached two-car garage. For this mobilehome park, a total of four (4) guest parking spaces are required, and four (4) are provided in the rear of the community recreational building.
21. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). All existing outdoor lighting will be fully shielded and comply with the maximum height of 20 feet for the Project Site area and 75 feet for an outdoor recreational activity area.
22. **AGUA DULCE COMMUNITY STANDARDS DISTRICT (“CSD”).** The Hearing Officer finds that the Project is not subject to the standards identified in County Code Chapter 22.322 (Agua Dulce CSD). The Project is an existing mobilehome park and was authorized prior to the adoption of the CSD in 1985, and therefore the CSD provisions do not apply to the Project.
23. **MOBILEHOME PARK DEVELOPMENT STANDARDS.** The Hearing Officer finds that the Project is consistent with the development standards identified in County Code Chapter 22.140.370.E (Mobilehome Parks, Development Standards) as modified, as follows:
 - a. **Access and circulation.** The mobilehome park currently provides one access point to a public street. The request for a CUP includes modification of this development standard to allow a single access point to a public street and continue operation and maintenance of the existing mobilehome park without any changes. The existing access point from the public street is currently developed with a sufficient improvements apron area and paving to the

satisfaction of Fire and Public Works for the size and scale of the mobilehome park.

- b. **Screening.** The screening requirements do not apply to the Project as it only applies to a new mobilehome park. The mobilehome park provides block walls along the side and rear property lines as well as the street frontage. The walls along the street frontage are approximately 30 feet from the front property line and 60 feet from the edge of the paved street.

CONDITIONAL USE FINDINGS

24. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The existing mobilehome park will not have any adverse effect on the people in the surrounding area or public health, safety or general welfare. The mobilehome park has existed for more than 50 years without problem or known issues. It has provided housing opportunities for a specific segment of the population in the area. The mobilehome park is developed with a well-maintained 60-foot-wide access driveway, on-site recreational amenities, and sufficient screening along the perimeter of the park, without any proposed changes. Additionally, most of the surrounding lots are vacant or large lots developed with single-family residences that are buffered from the mobilehome park by either screening walls, public or private streets, or existing vegetation. Therefore, no significant adverse impacts on the surrounding uses or neighbors in the vicinity is anticipated.
25. **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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The existing mobilehome park is located within the eastern portion of a 5.38-acre site. The 15-unit mobilehome park meets the current setback, height, walls, and parking requirements specified in Title 22 of the County Code. The mobilehome park has five (5)-foot side yard setback, approximately 25-foot front yard setback, and approximately 50-foot rear yard setback. All existing structures are less than 35 feet in height, which is the maximum permitted height in the zone. It is also developed with up to five (5)-foot-high screening walls along the park perimeter. In addition to covered parking structures for all mobilehome units, there are four (4) guest parking spaces to the northern portion of the Project Site. The existing access driveway has a sufficient width, approximately 60 feet, and provides access from each unit to the public street.
26. **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, and by other public or private service facilities as are required.** The existing mobilehome park fronts on

Escondido Canyon Road to the south, which is a Limited Secondary Highway on the County Master Plan of Highways, with a varying width from 60 feet to 100 feet. The existing 60-foot-wide internal access driveway provides direct access to an improved mapped highway; requiring a secondary access in accordance with Section 22.140.370.E.1 (add Section name) for a 15-unit mobilehome park would not be necessary as both the on-site driveway and Escondido Canyon Road is adequately improved and provides sufficient access to the Project Site.

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

ADMINISTRATIVE HOUSING PERMIT FINDINGS

28. There are no findings in 22.166.040.C (Administrative Housing Permit, Findings and Decision) that are applicable to the Project because no incentive or a waiver or reduction of development standards is being requested. Also, the Project does not involve any supportive or transitional housing units.

ENVIRONMENTAL FINDINGS

29. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15301 (Class 1, Existing Facilities) because the Project involved the continued use of an existing mobilehome park with no physical changes to its existing structures, developed area, or operation.

There is a County-adopted historic resource, Vasquez Rocks Natural Area Park, approximately 1,300 feet to the south. However, the mobilehome park is separated from this over 450-acre historical site by Escondido Canyon Road, which is Limited Secondary Highway, as well as large-size lots and a hill approximately 150 feet higher in elevation compared to the mobilehome park and the historical site. There is no proposed ground disturbance, expansion, or changes to the developed mobilehome park and no significant effect on the historical site is anticipated from the Project.

No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a scenic highway or a hazardous waste site. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, the Hearing Officer finds that there are no exceptions to the exemption and that the project is categorically exempt from CEQA.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

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

- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2022005399 and ADMINISTRATIVE HOUSING PERMIT NO. RPPL2022005493** to the attached conditions.

ACTION DATE: June 20, 2023

SD:SC

June 8, 2023

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-001817-(5)
CONDITIONAL USE PERMIT NO. RPPL2022005399
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2022005493

PROJECT DESCRIPTION

The project is to authorize the continued operation and maintenance of an existing 15-unit mobilehome park without any changes, located at 10113 Escondido Canyon Road, Santa Clarita, subject to the following conditions of approval:

GENERAL CONDITIONS

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

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum **\$2,000.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **10** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in

writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the mobilehome park and satisfaction of Condition No. 2 shall be considered use of this grant.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
11. 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.
12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
13. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, or drawings not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

15. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy of a modified Exhibit "A" shall be submitted to LA County Planning by August 20, 2023.**

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

PROJECT SITE-SPECIFIC CONDITIONS

17. This grant shall authorize the operation and maintenance of an existing 15-space mobilehome park on the Project Site as shown on the Exhibit "A".
18. The permittee shall provide four (4) guest parking spaces as depicted on the Exhibit "A" as required by the County Code.
19. The park shall comply with all applicable state regulations.
20. The 'sewer lot', as shown on the Exhibit "A", shall continue to be maintained in common ownership with the mobilehome park. A covenant to hold two (2) parcels together shall be recorded by August 20, 2023.
21. The use of an outdoor public address system or similar acoustical device is strictly prohibited.
22. All fences and walls on the property shall be maintained in good condition and in compliance with the requirements of Section 22.110.070 (General Site Regulations, Fences and Walls) of the County Code.
23. Outside display and storage of material on the property shall be prohibited.
24. The permittee shall comply with all conditions set forth in the attached letters from Public Works, Fire, and County Departments of Public Health.

Attachments:

- | | |
|-------------|---|
| Exhibit I-1 | Public Works Letter dated October 18, 2022 |
| Exhibit I-2 | Fire Department Letter dated October 14, 2022 |
| Exhibit I-3 | Department of Public Health Letter dated January 18, 2023 |



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

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

October 18, 2022

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Samuel Dea
North County Development Services
Department of Regional Planning

Attention Soyeon Choi

FROM: James Chon 
Land Development Division

CONDITIONAL USE PERMIT (RPPL2022005399)
10113 ESCONDIDO CANYON ROAD
ASSESSOR'S MAP BOOK 3212, PAGE 9, PARCEL 37
UNINCORPORATED AGUA DULCE

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes the renewal of an existing Conditional Use Permit for an existing 15-unit mobile home park.

☒ Public Works has no comments, and this memo will serve as clearance for our review.

☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2022005399 - 10113 Escondido Canyon Road\2022-10-03 Submittal\DPW_Cleared_2022-10-03_RPPL2022005399.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2022005399	PROJECT NUMBER:	92072
CITY/COMMUNITY:	Agua Dulce	STATUS:	Cleared
PROJECT ADDRESS:	33255 Casa Dulce Lane Santa Clarita, CA 91390	DATE:	10/07/2022

CONDITIONS

1. The Fire Department has no additional requirements for the renewal of the CUP of an existing mobile home park.

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



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRES, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



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Fifth District

January 18, 2023

TO: Samuel Dea
Supervising Regional Planner
Department of Regional Planning

Attention: Soyeon Choi

FROM: Charlene Contreras 
Director, District Surveillance & Enforcement Branch
Department of Public Health

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2022005399
PROJCET: 92072
10113 ESCONDIDO CANYON ROAD SANTA CLARITA CA 91390

Thank you for the opportunity to review the subject project for a Conditional Use Permit. This project proposes the continued operation of an existing 15-unit Mobile Home Park.

Public Health recommends the approval of the aforementioned project. This approval is conditioned by the proposed use of private water and wastewater systems. There are no proposed improvements. The active water system onsite is CA 1900717 – Casa Dulce Estates, which is regulated and inspected by the LA DPH-EH, Drinking Water Program. The applicant will need to contact the Drinking Water Program if there are any changes or modifications to the water system. In addition, the applicant provided the Environmental Health Evaluation form for the existing Onsite Wastewater Treatment System (OWTS) dated 11/28/22 and obtained approval for the continued use of their Onsite Wastewater Treatment Systems from the Land Use Program on December 20, 2022. The applicant shall abide by

the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles.

- ☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled at the permitting stage before the installation of any interactive water features.
- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

If you have any other questions or require additional information, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

CC:me
DPH_CLEARED_10113 ESCONDIDO CANYON RD SANTA CLARITA CA 91390_RPPL2022005399_1.18.2023