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October 31, 2017

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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

#18 OF OCTOBER 31, 2017

Agenda No. 7
06/27/17

Lori Glasgow
LORI GLASGOW
EXECUTIVE OFFICER

Re: **PROJECT NO. 98034-(5)**
CONDITIONAL USE PERMIT NO. 2013-00081-(5)
VARIANCE NO. 2013-00003-(5)
OAK TREE PERMIT NO. 2013-00023-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced project to create 497 single-family residential lots and to authorize a density-controlled development within a hillside management area, grading exceeding 100,000 cubic yards, exempt grading on a significant ridgeline, installation and use of a water tank, and continued use of an existing water tank, and removal of one oak tree on a 430.40-acre site along Hasley Canyon Road, in the unincorporated community of Castaic within the Newhall Zoned District, applied for by SFR Los Valles LLC. At the conclusion of the hearing, you indicated your intent to approve the project and instructed our office to prepare the necessary findings and conditions for approval, which are enclosed.

Very truly yours,

MARY C. WICKHAM
County Counsel

By *[Signature]*
SONIA L. CHAN
Senior Associate County Counsel
Property Division

APPROVED AND RELEASED:

[Signature]
THOMAS J. FAUGHNAN
Senior Assistant County Counsel

SLC:ll
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Lori Glasgow, Executive Officer, Board of Supervisors
Dennis Slavin, Acting Director of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 98034-(5)
CONDITIONAL USE PERMIT NO. 2013-00081-(5)
VARIANCE NO. 2013-00003-(5)
OAK TREE PERMIT NO. 2013-00023-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") held a duly-noticed public hearing on June 27, 2017, in the matter of Project No. 98034-(5), consisting of Variance No. 2013-00003-(5) ("Variance"), Conditional Use Permit No. 2013-00081-(5) ("CUP"), Oak Tree Permit No. 2013-00023-(5) ("Oak Tree Permit"), the related Revised Vesting Tentative Tract Map No. 52584-1-(5) ("Revised Vesting Map"), collectively the ("Project"), and the Final Environmental Impact Report ("Final EIR") associated with Environmental Assessment No. 2013-00138-(5). The Variance, CUP, and Oak Tree Permit are collectively referred to herein as the "Project Permits." The County Regional Planning Commission ("Commission") previously held a duly-noticed public hearing on the Project on January 11, 2017.
2. The permittee, SFR Los Valles LLC ("permittee"), requests the Project Permits to authorize the development of 497-single-family residential units and associated supporting infrastructure including local roadways, installation and use of an 850,000-gallon water tank, maintenance and use of an existing 750,000-gallon water tank, a pump station, storm drain maintenance lots, a public park and private recreation, and open space lots within a 430.4-acre site.
3. The Project is located along Hasley Canyon Road near Del Valle Road in the unincorporated community of Castaic within the Newhall Zoned District ("Project Site"), consisting of three legal lots of undeveloped, partially graded, hilly terrain with moderate to steep variations in slope. The Project Site is located within the Castaic Area Community Standards District ("Castaic Area CSD").
4. The proposed residential lots would occupy approximately 144.1 acres of the Project Site. The Project would require approximately 3,956,920 cubic yards of cut material and 3,956,920 cubic yards of fill material (7,913,840 cubic yards total), with all cut material being used as fill material to balance the Project Site. The remaining improved areas of the Project Site would include 1.71 acres for the water tanks/pump station, 8.07 acres of storm drain maintenance lots, and 53.16 acres of public streets, private and future street lots and private drives, and fire lane lots. On-site developed-area drainage would be diverted to filtration ponds prior to discharge into the Santa Clara River.
5. The permittee requests the CUP to authorize:
 - A. A density-controlled development in Zone A-2-2 (Light Agricultural–Two Acre Minimum Required Lot Area);
 - B. Development within a hillside management area;

- C. Grading involving a volume of earth greater than 100,000 cubic yards;
 - D. Exemption to allow grading on a significant ridgeline, within the 50-foot restricted area surrounding such ridgeline; and
 - E. Installation and use of water tanks.
6. The Variance is a request to authorize grading and development of a roadway within the crests of significant ridgelines, pursuant to Section 22.56.260 of the County Code.
 7. The Oak Tree Permit is a request to authorize the removal of one oak tree, as set forth in Section 22.56.2090 of the County Code.
 8. The permittee requests the related Revised Vesting Map to create 497 single-family residential lots, one public park lot, 12 private recreation lots, 16 open space lots, 12 public facility lots, 21 private street lots, one water tank lot developed with two water tanks, one booster station lot, and three pedestrian access lots (564 total lots) on 430.4 gross acres, pursuant to Section 21.38.010 of the Los Angeles County Code ("County Code").
 9. The Project Site is zoned A-2-2 and is located within the H-2 (Residential 2-Urban Residential-1) land use classification of the County General Plan ("General Plan"), which allow a maximum density of two residential units per one acre.
 10. Surrounding zoning within a 500-foot radius of the Project Site include:
 - North: R-1 (Single-Family Residence) and R-1-5,000 (Single-Family Residence-5,000 Square Foot Minimum Required Lot Area);
 - South: A-2-2 and M-1.5-DP (Restricted Heavy Manufacturing Development Program);
 - East: RPD-5,000-2.8U (Residential Planned Development, 5,000 Square Foot Minimum Required Lot Area, 2.8 Dwelling Units Per Net Acre), and O-S (Open Space); and
 - West: A-2-2.
 11. Surrounding land uses within a 500-foot radius of the Project Site include:
 - North: Single-family residences (Hillcrest Park neighborhood) and open space;
 - South: Hasley Canyon Road, undeveloped land, industrial uses, and open space;
 - East: Single-family residences; and
 - West: Single-family residences and undeveloped land.
 12. The permittee also proposes to preserve approximately 93.9 acres of undeveloped, natural area around the outer portions of the Project Site. At Project build-out of 564 lots, the permittee proposes to create a total of approximately 223.33 acres of open space, to include the public park, private

recreation areas developed as pocket parks, paseos, access to paseos, a private recreation center, and areas planted with an orchard and vineyard.

13. The Project Site is accessible via Hasley Canyon Road. Internal vehicle circulation is provided via existing and future private/public streets and private driveways.
14. The permittee proposes to widen and improve the segment of Hasley Canyon Road that traverses the southern boundary of the Project Site in accordance with the approved alignment of the road. The improvements will be consistent with the County's designation of the roadway as an existing secondary highway.
15. Prior to the Commission's public hearing on the Project, an Initial Study 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. Based on the Initial Study, staff from Regional Planning ("Staff") determined that an environmental impact report ("EIR") was the appropriate environmental document for the Project. Accordingly, the County prepared a draft EIR, which evaluated the potential project-specific and cumulative environmental impacts of the Project.
16. The draft EIR concluded that the areas of potential significant environmental impact included aesthetics, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, traffic/transportation, and utilities and service systems. The draft EIR concluded, based on the analysis in the Initial Study, that the areas of agricultural and forest resources, mineral resources, population and housing, and recreation required no further environmental review. The mitigation measures necessary to minimize significant environmental impacts to the maximum extent possible are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
17. Prior to the Commission's public hearing on the Project, Staff prepared the Final EIR. In accordance with CEQA, the Final EIR consisted of the draft EIR, responses to comments on the draft EIR, corrections and additions to the draft EIR, which did not significantly impact the conclusions presented in the draft EIR, and the MMRP. Also, in accordance with CEQA, Findings of Fact and, because the Final EIR identified impacts to the environment related to air quality, noise, and solid waste, which remained significant and unavoidable after mitigation, a Statement of Overriding Considerations (collectively, "Findings of Fact and SOC") were prepared for the Project.
18. Prior to the Commission's public hearing, Staff received a letter of support for the Project, and a separate letter from the Castaic Area Town Council advocating that the Project contribute towards the construction of a bridge located at Hasley

Canyon and Del Valle Roads. In addition, Staff received a letter from the owners of the property adjacent to the Project Site ("Adjacent Property Owners") regarding concerns about access and the proposed relocation of an easement.

19. The Commission held a duly-noticed public hearing on the Revised Vesting Map and Project Permits on January 11, 2017. Following a presentation by Staff, the permittee testified in favor of the Project. The Commission directed that the permittee work with Staff to add a condition requiring that at least 50 percent of the landscaping consist of California native plants. Members of the public testified both in support of and in opposition to the Project, including the Adjacent Property Owners, who testified regarding their concerns about adequate access to their property. After the completion of the public testimony, the Commission continued the hearing to February 1, 2017.
20. At the Commission's continued public hearing on February 1, 2017, Staff gave a presentation on the agreements that had been reached with the permittee regarding open space conditions and recommended approval of the Project. The Adjacent Property Owners raised similar concerns regarding access to those raised during the January 11, 2017, hearing session. After the completion of public testimony, the Commission closed the public hearing, adopted the EIR, and approved the Project subject to the amended conditions.
21. Pursuant to Section 22.60.230 of the County Code, the Adjacent Property Owners appealed the Commission's approval of the Project to the Board, thereby requiring a public hearing at the Board regarding the Project. The Adjacent Property Owners contend, among other things, that the Project fails to enhance connectivity of the roadway network and landlocks their property.
22. On June 27, 2017, the Board held a duly-noticed hearing on the appeal. Staff gave a brief presentation explaining that the Commission had approved the Project, and that its approval was appealed to the Board by an opponent of the Project. Staff recommended that the appeal be denied, that the Board uphold the Commission decision, and approve the Project.
23. The permittee's representatives and Project proponents testified in favor of the Project. Appellant and Project opponents testified against the Project and raised concerns similar to those raised before the Commission. At the conclusion of the public's testimony, the Board closed the public hearing, indicated its intent to certify and adopt the Final EIR and to deny the appeal, and instructed County Counsel to prepare the necessary documents for the Board's approval of the Project.

CONDITIONAL USE PERMIT

24. The Project Site is located within the H-2 land use classification in the General Plan, which allows a maximum density of two residential units per one acre. The Board finds that the Project is consistent with the H-2 land use classification.

Based on the size of the Project Site, the Project is allowed a maximum density of 860 residential units pursuant to the H-2 classification. Therefore, the proposed 497 units is less than the maximum number of residential units that may be developed, pursuant to the H-2 classification. The Project proposes to integrate into the surrounding area by creating streets and infrastructure to serve the Project Site. Steep topography of the Project Site is proposed to be separated from the remainder of the development and preserved as permanent open space. Development is concentrated in a clustered area of the Project Site to avoid hazardous conditions and environmental degradation, allowing construction of housing similar to the existing pattern on lot sizes consistent with the Castaic Area CSD requirement and preserving a large natural open space that buffers neighboring properties.

25. The Board finds that, because the Project proposes private streets, driveways and fire lanes, street frontage waivers are consistent with the Project objectives for the Project to be developed in compliance with Section 22.56.110 of Title 22 of the County Code ("Zoning Code").
26. The Board finds that the Project complies with the applicable regulations of the Zoning Code. The Project Site is located within Zone A-2-2 and is subject to, and complies with, the Zoning Code regulations or standards related to minimum lot size, hillside management, grading, and oak trees, as set forth in Finding Nos. 27 through 32.
27. Regarding minimum lot size requirements, the Project Site is zoned A-2-2, which allows for single-family residential uses on a two-acre minimum lot size, unless a density-controlled development CUP is approved allowing greater density per acre. It would be impractical and undesirable to disperse two-acre residential lots over the entirety of the Project Site because much of the Project Site is located within a hillside management area (greater than 25 percent slope). To achieve the proposed development of 497 residential lots, a CUP for density-controlled development (clustering) under Section 22.56.205 of the County Code is proposed. Under the proposed CUP, 497 single-family residential lots with an average size of 11,850 square feet will be clustered within an area of approximately 144.1 acres of the Project Site with 223.33 acres preserved as natural open space, manufactured slopes within open space, private recreation areas or access thereto, and public park area (51.8 percent of the gross area). The Board finds that, with approval of density-controlled development through the CUP, the proposed 497 residential units comply with the density provisions of the A-2-2 zone.
28. Regarding hillside management requirements, the Board finds that the Project is consistent with the additional requirements for projects located within hillside management areas, pursuant to Section 22.56.217 of the County Code. The Project Site is located within a designated urban hillside management area, because it contains slopes with a grade of more than 25 percent. Under the hillside management criteria in effect until 2015, any development that exceeds a

certain low-density threshold in a rural hillside management area is required to obtain a Hillside Management CUP ("HM-CUP"). This threshold is calculated based on slope density, area, and the land use classification in the Santa Clarita Valley Area Plan adopted November 2012 ("2012 Area Plan"), a part of the General Plan. In this case, the low-density threshold is calculated at 40.10 units.

29. The Project's proposed 497 residential units exceed this low-density threshold and, therefore, requires a HM-CUP. A minimum of 25 percent of the net area of all urban HM-CUP projects must be preserved as open space. The Project proposes to preserve 223.26 acres of open space, which is approximately 53.4 percent of the Project Site's approximate net area of 418.48 acres, well exceeding the 25 percent minimum.
30. The Board finds that the Project locates development outside of hillside management areas, to the extent feasible, and uses design techniques tailored to the Project Site constraints and characteristics.
31. Regarding grading, Section 22.24.150 of the County Code requires a CUP for any grading project located within Zone A-2 that involves moving soil in excess of 100,000 cubic yards. The Project would require 3,956,920 cubic yards of cut and 3,956,920 cubic yards of fill, including over excavation and shrinkage, balanced on-site, for a total grading volume of 7,913,840 cubic yards. As a result, a CUP for grading is required.
32. With respect to oak trees, the removal or encroachment upon the protected zone of one oak tree for any development other than one single-family residence requires an oak tree permit, pursuant to Section 22.56.2060 of the County Code. The permittee is proposing to remove one oak tree located in the south area of the Project Site. As required, the permittee seeks an oak tree permit and submitted an oak tree report by a certified arborist.
33. The Board finds that the Project would be consistent with applicable policies of the 2012 Area Plan because it would not exceed population projections and would be consistent with the Plan's land use designation. The Board further finds that the Project is consistent with the 2012 Area Plan's policies by adequately considering the sensitivities of natural environmental systems, hazards, infrastructure service capacities, aesthetics, and other constraints. The development of 497 units on the Project Site is less than the maximum density of 860 units allowed by the Plan's H-2 land use classification, and 51.8 percent of the Project Site's gross area is proposed to be natural open space, manufactured slopes within open space, private recreation areas and access thereto, and public park area.
34. The Board finds that lighting of the private recreation common areas during the nighttime hours will comply with the standards for outdoor recreational activity areas of the Rural Outdoor Lighting District Ordinance contained within the County Code, be controlled by motion and light sensors, and comply with County

guidelines for minimizing light trespass, except around swimming pools and/or water features for safety.

35. The Board finds that the permittee has demonstrated the suitability of the Project Site for the proposed uses, that establishment of the proposed uses at such location conforms to good zoning practices, and that compliance with the attached conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
36. The Board finds that the Project Site is physically suitable for the type of development and density proposed because the density-controlled Project design provides natural buffer zones along the Project boundaries; native vegetation will be preserved by focusing development in the center of the Project Site; and the Project avoids development on the majority of the significant ridgelines, which allows for the preservation of unique land features.
37. The Board finds that the Project will provide housing in an existing urbanized area with nearby services and employment opportunities. The proposed design, scale, average lot size, and development pattern of the proposed single-family residences are consistent with the single-family residential neighborhoods surrounding the Project Site. The clustered-like design of the Project allows for the development of similar houses on smaller lots.
38. The Board finds that the proposed Project will constitute creative design and complimentary visual quality.
39. The Board finds that the Project will comply with all County Low Impact Development requirements and that off-site drainage improvements ("Off-Site Improvements") may be constructed downstream of the Project in connection with a separate development project, commonly known as Valencia Commerce Center. Completion of the Off-Site Improvements would eliminate the need for on-site hydro-modification improvements ("On-Site Improvements") for this Project. If and when such Off-Site Improvements are constructed, the portion of the Project Site depicted as retention basin lot 485 and lot 512, which includes a water quality basin as the On-Site Improvements, are proposed to be developed with single-family residential lots, open space, private recreation, and a private driveway depicted as lots 485 to 497 and 512. The EIR analyzes the impacts of both On-Site Improvements and the proposed residential, open space, and private recreation uses if Off-Site Improvements are constructed. The Board finds that development of the Project Site with the additional residential lots if Off-Site Improvements are constructed, as depicted on the phasing map of the Revised Vesting Map, is not authorized until the Off-Site Improvements have been constructed to the satisfaction of the County Department of Public Works ("Public Works"), and an alternate hydrology study for the Project is submitted and approved by Public Works.

40. The Board finds that the permittee will be required to monitor peak-hour traffic volume at the Project Site access intersection at Hasley Canyon Road to determine whether there is a need for the installation of a traffic signal to mitigate adverse impacts to Hasley Canyon Road.
41. The Board finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources, pursuant to section 711.4 of the California Fish and Game Code.

VARIANCE

42. The Board finds that the Project Site is irregularly shaped and contains significant ridgelines, which have been partially graded pursuant to a prior grant. The Project Site's unusual shape, which is unique to the Project Site, limits development on the site and hinders the permittee's ability to implement the Project's H-2 land use designations, while designing a project that meets applicable development standards. The Board finds that a variance is required to allow further grading of an easterly significant ridgeline for development of single-family residential lots, open space and roads, and grading of a westerly significant ridgeline to develop a roadway for access. Section 22.56.260 of the County Code permits development within the crest of significant ridgelines, provided a variance has been first obtained.
43. The Board finds that the Project is subject to special circumstances and exceptional characteristics, which are not generally applicable to other properties in the same vicinity and under identical zoning classification or land use designation. The Board finds that allowing the permittee to grade significant ridgelines is necessary to preserve the permittee's right to develop the Project, which right is enjoyed by other owners or lessees of parcels with similar zoning and land use designations.
44. The Board finds that the granting of the Variance will not be materially detrimental. The proposed single-family residences and open space areas are permitted uses and would be allowed without a variance under typical circumstances. The Project under the Variance will not violate any other Zoning Code requirements; the Project will meet all other existing development standards, height limits, yard requirements, and parking for single-family residences in Zone A-2-2. Finally, the Board finds that the Project will not be detrimental to the prevailing character of the neighborhood.

OAK TREE PERMIT

45. The removal or encroachment upon the protected zone of one oak tree for any development other than one single-family residence requires an oak tree permit, pursuant to Section 22.56.2060 of the County Code. The permittee is proposing to remove one oak tree in the south area of the Project Site. As required, the permittee has submitted an oak tree report by a certified arborist. This Oak Tree

Permit has been applied for, and the Forestry Division of the Fire Department was consulted on the suitability of the request.

46. The Board finds that the removal of a single oak tree for construction of a residential subdivision, while observing the protected zones of other oak trees, is consistent with the goals and policies of the 2012 Area Plan.
47. The Board finds that the Project would be consistent with the applicable Zoning Code regulations. The Project Site is within Zone A-2-2, and removal of an oak tree is allowed in this zone upon issuance of an oak tree permit.
48. The Board finds that the Project would be consistent with applicable policies of the 2012 Area Plan because it would not exceed population projections and would be consistent with the Plan's land use designation of H-2. The removal of a single oak tree for implementation of a residential subdivision is consistent with the goals and policies of the 2012 Area Plan.
49. The Board finds that the proposed use will be accomplished without endangering the health of the remaining oak trees on the Project Site. No other oak trees are proposed to be disturbed by this authorization.
50. The Board finds that the removal of the oak tree will not result in soil erosion through the diversion of increased flow of surface waters, which cannot be satisfactorily mitigated. The Project Site is proposed to be graded and resurfaced to the satisfaction of Public Works.
51. The Board finds that the removal of the oak tree is necessary because its continued existence at the present location frustrates the planned improvement or proposed use of the Project Site to such an extent that placement of such tree precludes the reasonable and efficient use of such Project Site for a use otherwise permitted. Access to single-family residences, public and private recreation, and open space is permitted on the Project Site, and the oak tree at issue remains on a portion of the site most suitable for the Project entrance from Hasley Canyon Road.

CEQA

52. The Board finds that the Final EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Board finds, after reviewing and considering the Final EIR, along with its associated MMRP, Findings of Facts and SOC, that they reflect the independent judgment of the Board. The Findings of Fact and SOC are incorporated herein by this reference, as if set forth in full.
53. The Board finds that, with the approval of the MMRP and the conditions of approval for the Project, all significant effects on the environment from the Project have been eliminated or substantially lessened, except for those

remaining significant effects on the environment found to be unavoidable, as set forth in the Final EIR and in the Findings of Fact and SOC. The Board further finds such remaining significant effects on the environment are acceptable due to overriding considerations, as set forth in the Findings of Fact and SOC.

54. The Board finds that the MMRP for the Project identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment caused by the Project, and, pursuant to California Public Resources Code section 21081.6, finds that the Project is adequately designed to ensure compliance with the mitigation measures during implementation of the Project. The Board further finds that the MMRP's requirements are incorporated into the Project's conditions of approval.
55. The Board finds that, pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed, and case materials were available on Regional Planning's website and the Castaic and Stevenson Ranch libraries.
56. 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 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, Department of Regional Planning.

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

REGARDING THE CONDITIONAL USE PERMIT

- A. The proposed use with the attached conditions will be consistent with the objectives and policies of the 2012 Area Plan and General Plan.
- B. The proposed use at the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. 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 Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area; 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.

- D. The Project is located and designed so as to protect the safety of current and future 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.
- E. The Project is compatible with the natural biotic, cultural, scenic, and open space resources of the area; is conveniently served by neighborhood shopping, and commercial facilities can be provided with essential public services without imposing undue costs on the total community; its development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents; and provides more than the required amount of open space.

REGARDING THE VARIANCE

- F. There are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, and surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classifications.
- G. The requested Variance is necessary for the preservation of a substantial property right of the permittee, such as that possessed by owners of other property in the same vicinity or zone.
- H. The granting of the requested Variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.
- I. The granting of the requested Variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity or zone.

REGARDING THE OAK TREE PERMIT

- J. The proposed construction or use will be accomplished without endangering the health of the remaining oak trees, subject to Part 16 of Chapter 22.56 of the County Code, if any, on the Project Site.
- K. The removal or relocation of the oak tree proposed will not result in soil erosion through the diversion or increased flow of surface waters, which cannot be satisfactorily mitigated.
- L. The removal of the oak tree proposed is necessary because its continued existence at its present location frustrates the planned improvement or proposed use of the Project Site to such an extent that: (i) environmental and financial costs of alternate development plans would be prohibitive; and (ii) placement of such trees proposed for removal precludes the reasonable and efficient use of the Project Site for a use otherwise authorized.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies the Final EIR for the Project, along with the Findings of Fact and SOC, and the MMRP for the Project, were completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the Final EIR and Findings of Fact and SOC; now approves and adopts the Final EIR and Findings of Fact and SOC; certifies that the Final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; finds that the MMRP is adequately designed to ensure compliance with the mitigation measures; finds that the unavoidable significant effects of the Project, after adoption of said mitigation measures, are described in those Findings of Fact and SOC; and determines that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the Project, as stated in the Findings of Fact and SOC; and
2. Approves Conditional Use Permit No. 2013-00081-(5); Variance No. 2013-00003-(5), and Oak Tree Permit No. 2013-00023-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NO. 98034-(5)
CONDITIONAL USE PERMIT NO. 2013-00081-(5)
VARIANCE NO. 2013-00003-(5)
OAK TREE PERMIT NO. 2013-00023-(5)**

1. This grant authorizes:
 - A. Conditional Use Permit No. 2013-00081-(5) ("CUP") for a density-controlled development in Zone A-2-2 (Light Agricultural-Two Acre Minimum Required Lot Area); development within a hillside management area; grading involving a volume of earth material greater than 100,000 cubic yards, including exempt grading on a significant ridgeline, within the crest of such ridgeline, as shown on the approved Exhibit "A"; and installation and use of an 850,000-gallon water tank, and use of a 750,000-gallon water tank, both for the storage and distribution of water ("Project");
 - B. The grading and development of a roadway within the crests of significant ridgelines for access to single-family residential lots and open space areas, pursuant to Variance No. 2013-00003-(5); and
 - C. The removal of one oak tree, identified as Oak Tree No. 18 on the approved Exhibit "A," dated July 19, 2016, pursuant to Oak Tree Permit No. 2013-00025-(5).
2. All of the above development is depicted on the approved Exhibit "A" on file at the Los Angeles County ("County") Department of Regional Planning ("Regional Planning"), and are subject to all of the following conditions of approval.
3. 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.
4. 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 Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant; that the conditions of this grant have been recorded, as required by Condition No. 9; and that all required monies have been paid, pursuant to Condition No. 13. Notwithstanding the foregoing, this Condition No. 4 and Condition Nos. 6, 7, 10, 13, 15, and 16 shall be effective immediately upon the date of final approval of this grant by the County.
5. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective, pursuant to Section 22.60.260 of the Los Angeles County Code ("County Code").

6. 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.
7. In the event that any claim, action, or proceeding, as described above, is filed against the County, the permittee 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 permittee or permittee's counsel.
 - A. 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. 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 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 Section 2.170.010 of the County Code.
8. 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.
9. 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 this 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 this grant and its conditions to the transferee or lessee of the subject property.
10. In the event that Revised Vesting Tentative Tract Map No. 52584-1-(5) ("Revised Vesting Map") should expire without the recordation of a final map, this grant shall terminate upon the expiration of the Revised Vesting Map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

11. The subject property shall be developed, 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 property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
12. Prior to issuance of building permits, the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030 of the County Code. Questions regarding fee payment may be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
13. Within five working days from the date of final approval, the permittee shall remit processing fees at the Recorder, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this Project and its entitlements, in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife, pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently \$3,153.25 (\$3,078.25 for an Environmental Impact Report, plus \$75 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
14. The conditions and/or changes in the Project, set forth in the final Environmental Impact Report, necessary to assure that the proposed Project will not have a significant effect on the environment, are incorporated herein by this reference and made conditions of approval of this grant. The permittee shall comply with all such conditions/changes in accordance with the attached Mitigation Monitoring and Reporting Program ("MMRP"), which is incorporated herein.
15. The permittee shall deposit an initial sum of \$6,000 with Regional Planning within 30 days of the date of final approval of this grant, to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
16. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor, pursuant to Section 22.60.340 of the County Code. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing in accordance with Section 22.56.1780, et seq. of the County Code, 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 22.56, Part 13, of the County Code.

17. 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.
18. 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.
19. All development, pursuant to this grant, shall comply with the requirements of Title 22 of the County Code (the "Zoning 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 Regional Planning ("Director").
20. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter and debris all areas of the premises over which the permittee has control.
21. 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 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.
22. In the event of graffiti or other extraneous markings occurring, 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.

CUP SPECIFIC CONDITIONS

23. This grant shall authorize the creation of 497 single-family residential units, one public park lot, 12 private recreation lots, 16 open space lots, 12 public facility lots, 21 private street lots, one water tank lot developed with two water tanks, one booster station lot, and three pedestrian access lots (564 total lots) on 430.4 acres, as depicted on the approved Exhibit "A" dated July 19, 2016.
24. This grant also authorizes a density-controlled development in Zone A-2-2; development within a hillside management area; grading of approximately 3,956,920 cubic yards of cut material and 3,956,920 cubic yards of fill material (7,913,840 cubic yards total), including grading for and development of a roadway within the crest of a ridgeline mapped as significant in the Santa Clarita Valley Area Plan 2012, with all cut material being used as fill material to balance on-site; installation and use of an 850,000-gallon water tank; and the use of an existing 750,000-gallon water tank, both for the storage and distribution of water.

25. Except as expressly modified herein, this grant is subject to all recommended conditions listed in the attached portion of the Subdivision Committee Report dated August 18, 2016, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation ("Parks and Recreation"), and Public Health.
26. The subject property shall be developed, graded, and maintained in substantial compliance with the plans marked Exhibit "A," dated July 19, 2016, or an approved revised Exhibit "A."
27. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit three copies 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 owners and applicable fee for such revision.
28. Prior to issuance of any project building permit(s), the permittee shall establish a Homeowner's Association ("HOA") for the Project.
29. Covenants, Conditions, and Restrictions ("CC&Rs") shall be continuously maintained for the HOA to own and permanently maintain irrigated, landscaped, or otherwise improved private recreation common areas, depicted as lots 512 to 523 and 534 to 542 on the Revised Vesting Map. In areas with engineered slopes, said CC&Rs shall provide for slope planting and an irrigation system, in accordance with the County Grading Code (Appendix J to the County Code). Prior to obtaining final Revised Vesting Map approval, the permittee shall submit a draft copy of the Project 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.
30. A copy of these Project conditions of approval shall be referenced in the CC&Rs, and the CC&Rs shall prohibit any condition from being amended in any way, or eliminated with regard to language in the CC&Rs, without prior approval from the Director.
31. CC&Rs shall specify that all overnight lighting in private recreation areas, including the clubhouse and accessory uses (i.e., outdoor kitchen, community garden, agricultural uses, etc.), where such lighting is consistent with County Code requirements, shall be controlled by motion sensor and light sensors.
32. At Project buildout of 564 lots, the total Project open space depicted as natural open space, manufactured slopes within open space, restoration and mitigation areas within open space, private recreation areas and access thereto, and public park area on the approved Revised Vesting Map and open space exhibit dated October 30, 2015, shall comprise approximately 53.4 percent (223.33 acres) of the 418.48 net Project area and must be contained entirely within separate

dedicated open space lots, identified as lots 511 to 542 on the approved Revised Vesting Map and depicted on the open space exhibit dated October 30, 2015.

33. This acreage/percentage requirement is subject to modification to reflect site conditions, but shall substantially conform with the total acreage/percentage of open space required.
34. Portions of lots 524 to 533, as depicted in the open space exhibit dated October 30, 2015, in the total sum of 93.9 acres, shall remain undeveloped, natural area around the outer portions of the project site, and shall be contained entirely within separate dedicated open space lots.
35. The CC&Rs shall also indicate the means of maintenance for the Project's private recreation and pedestrian access within lots 512 to 523 and 534 to 542.
36. Prior to issuance of project building permits, the permittee shall transfer ownership of undeveloped, natural area around the outer portions of the project site of lots 524 to 533, as depicted on the open space exhibit dated October 30, 2015, 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.
37. If the permittee can show that, within one year of making an offer to no less than three public agencies and/or non-profit conservation organizations, including Parks and Recreation and the City of Santa Clarita, no public agency will receive the undeveloped natural area around the outer portions of the project site of lots 524 to 533, as depicted on the open space exhibit dated October 30, 2015, to the satisfaction of the Director, the open space shall be owned and maintained by the HOA. The CC&Rs shall include a reasonable reserve for this purpose to the satisfaction of the Director.
38. If a public agency or non-profit conservation organization agrees to accept conveyance of a portion of the undeveloped natural area around the outer portions of the project site of lots 524 to 533, as depicted on the open space exhibit dated October 30, 2015, nothing in this condition shall restrict or prohibit the conveyance of a portion of such property to a public agency or non-profit conservation organization and retention of the remainder of the open space by the HOA.
39. Permission is granted to record additional open space lots to the satisfaction of the Director.

40. Prior to final Revised Vesting Map approval, the permittee shall provide a draft open space and manufactured slopes and plantings maintenance agreement to be maintained by the permittee for inclusion in the CC&Rs to the Director for review and approval. The final draft agreement shall include establishment of HOA reserves for maintenance of the slopes and planting thereon, and must be to the satisfaction of the Director.
41. Prior to the final map approval, the permittee shall submit three copies of a landscape plan to the Director for review and approval. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. As required by Section 21.32.195 of the County Code, a minimum of two non-invasive trees shall be planted in the front yard of each residential lot. This specification shall be noted on a landscape plan, which shall be approved by the Director prior to final Revised Vesting Map approval. The permittee shall post a bond with Public Works to ensure future on-site tree planting. All landscaping shall be maintained in a neat, clean, and healthy condition, including proper pruning, weeding, removing litter, fertilizing, and replacement of plants, when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.
42. In addition to the review and approval by the Director, the landscape plans will be reviewed by the staff biologist of Regional Planning. The staff's review will include an evaluation of the balance of structural diversity, such as trees, shrubs, and groundcover that may be expected 18 months after planting, in compliance with fire safety requirements. The landscaping shall be maintained in compliance with the approved landscape plans.
43. The landscape plan shall require that at least 50 percent of the area covered by landscaping shall be native vegetation. The landscaping shall include trees, shrubs, and/or ground cover at a mixture and density determined by staff of Regional Planning and the Fire Department. Fire retardant plants shall be given first consideration.
44. This Project is approved as a density-controlled development in an urban hillside management area, in which the areas of the proposed lots may be averaged to collectively conform to the applicable minimum lot area of 37,723 square feet, as shown on the approved Revised Vesting Map. If multiple final maps are recorded, the average area of all lots shown on each final unit map, combined with all previously recorded final unit maps, shall comply with the determined minimum lot area, as applicable.
45. Grading shall not occur prior to final map recordation, unless otherwise approved by the Director.
46. Residential units shall be constructed with solar-ready rooftops that provide for the future installation of on-site solar photovoltaic ("PV") or solar water heating ("SWH") systems. The building design documents shall show an allocated Solar

Zone (as defined herein) and pathway for interconnecting the PV or SWH system with the building electrical or plumbing system. The Solar Zone is a section of the roof that has been specifically designated and reserved for the future installation of a solar PV system, SWH system, and/or other solar generating system. The Solar Zone shall be kept free from roof penetrations and have minimal shading.

OAK TREE PERMIT SPECIFIC CONDITIONS

47. The permittee shall provide mitigation trees of the oak genus at a rate of two to one for each tree removed, for a total of two trees.
48. All replacement trees shall be planted on native undisturbed soil and shall be the same species of oak (*Quercus* sp.) as the removed tree. The location of the replacement trees shall be in the vicinity of other oak trees of the same species. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.
49. When replacement trees are planted on disturbed soil or are not in the vicinity of the same species of oak (*Quercus* sp.) as the removed tree, planting shall incorporate a mycorrhizal product, either as amendment or in the first two irrigations or watering of planted trees (i.e., "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting zones.
50. The permittee shall install chain link fencing not less than four feet in height around the protected zone of the remaining oak trees shown on the site plan that are within zones of impact, as determined by the County Forester for the life of the oak tree permit or the conditional use permit. Said fencing shall be in place and inspected by the County Forester prior to commencement of any activity on the subject property, and shall not be removed without written authorization from the Director or the County Forester.
51. Where grading or any other similar activity is specifically approved within the protected zone of an oak tree, the permittee shall provide an individual with special expertise acceptable to the Director to supervise all excavation or grading proposed within the protected zones and to further supervise, monitor, and certify to the County Forester the implementation of all conditions imposed in connection with the permittee's oak tree permit.
52. Any excavation or grading allowed within the protected zone or within 15 feet of the trunk of any oak tree, whichever distance is greater, shall be limited to hand tools or small hand-power equipment.

53. To the extent feasible, as determined by the Director, utility trenching shall avoid encroaching into the protected zone of an oak tree on its path to and from any structure.

Attachments:

Mitigation Monitoring and Reporting Program

Subdivision Committee Report

County Forester's Letter dated August 13, 2013

Public Works Conditions of Approval dated January 5, 2017

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) describes the procedures that will be used to implement the mitigation measures adopted in connection with the approval of the Project and the methods of monitoring such actions. This MMRP takes the form of a table that identifies the responsible entity for monitoring each mitigation measure and the timing of each measure.

PURPOSE

MMRP has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act (CEQA). It is the intent of this program to: (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation measures; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible.

The MMRP that follows lists each of the required Mitigation Measures (MMs) and identifies the corresponding action required for proof of compliance, the mitigation timing, the party responsible for implementation, and the monitoring agency or party responsible for ensuring each measure is adequately implemented.

Mitigation Monitoring and Reporting Program Matrix
 Los Valles Project
 Project No. 98-034

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
AESTHETICS					
Aesthetics Project Design Features					
PDF:	<p>The Applicant, or designee, shall have temporary green screen construction fencing of between six and eight feet tall placed along the Project frontage on Hasley Canyon Road. Green screen fencing shall also be placed around any active construction areas on the Project Site, to provide security and to screen construction activity from view.</p> <p>The Applicant, or designee, shall ensure that construction equipment staging and stockpile areas shall be located a minimum of 500 feet from existing residential uses.</p> <p>The Applicant, or designee, shall require that if necessary, the use of nighttime lighting during Project construction be limited to only those areas on the construction site requiring illumination; and further shall require that all work and any security lighting be properly shielded and projected downwards, such that light is directed only onto the work site and minimizes light spillover on adjacent uses. Lighting shall consist of the minimum wattage necessary to provide safety at the construction site.</p> <p>The Applicant, or designee, shall require that all operational outdoor lighting along the Project Site boundary consist of high-efficacy solid state LED (Light Emitting Diode) bi-level adaptive lighting, equipped with full cut off optics that allow no light at or above 90 degrees, so as to illuminate the intended surface and minimize light spillover.</p>	<p>Applicant / Construction Manager to maintain documentation demonstrating compliance</p> <p>Site inspection as needed</p>	<p>Ongoing monitoring during construction</p>	<p>Applicant / Construction Contractor</p>	<p>County of Los Angeles Department of Regional Planning</p>

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Aesthetics Project Design Features (continued)					
	PDF: The Applicant, or designee, shall require that materials used for home exteriors include a mix of textured, non-reflective exterior surfaces such as stucco, wood siding, or other similar materials. Low reflective glass would be used for all windows.	Applicant / Construction Manager to maintain documentation demonstrating compliance Site inspection as needed	Ongoing monitoring during construction	Applicant / Construction Contractor	County of Los Angeles Department of Regional Planning
Aesthetics Mitigation Measures					
	MM 5.1-1: Prior to issuance of the first building permit for the Project, the Applicant shall submit the Project's final design drawings, including a lighting plan to the County of Los Angeles Department of Regional Planning for review and approval, consistent with the County's established codes and procedures.	Review and approval of detailed lighting plans	Mitigation to be completed prior to the issuance of the first certificate of occupancy	Applicant	County of Los Angeles Department of Regional Planning
AIR QUALITY					
Air Quality Project Design Features					
	PDF: Buildings will be oriented to optimize solar access and cross breezes through the buildings. Solar Photovoltaics (PV) systems are to be installed in the common areas and Clubhouse structure to help offset Project energy use. Bicycle Parking would be provided for five percent of visitor parking spaces, including permanently anchored bicycle racks that would be provided within 200 feet of the visitors' entrance of the Clubhouse. Electric Vehicle (EV) Charging: Clubhouse. The Project will install at least one electric vehicle charging station at the Clubhouse, and comply with CALGreen Sections 4.106.4.1, 4.106.4.2.2 through and 4.106.4.2.5, to facilitate future installation and use of EV chargers. Electrical vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.	Applicant / Construction Manager to maintain documentation demonstrating compliance Site inspection as needed	Ongoing during the lifetime of the project	Applicant / Construction Contractor	County of Los Angeles Department of Regional Planning

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Air Quality</p> <p>Project Design Features (continued)</p>	<p>Residential Dwelling Units. For each dwelling unit, the Project will install a listed raceway to accommodate a dedicated 208/240-volt branch circuit and comply with CALGreen Section 4.106.4.1 and Section 4.106.4.2.2. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box, or other EV charger. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Compliance will include the Prerequisite electric vehicle (EV) charging requirements in Section A4.106.8.</p> <p>All residential dwellings shall be designed and constructed to be a minimum of 15 percent better than the 2013 Energy Code.</p>	<p>Applicant to maintain documentation demonstrating compliance</p>	<p>Ongoing during the lifetime of the Project</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>
<p>PDF:</p>	<p>For each dwelling unit, the Project will install a listed raceway to accommodate a dedicated 208/240-volt branch circuit and comply with CALGreen Section 4.106.4.1 and Section 4.106.4.2.2. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box, or other EV charger. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Compliance will include the Prerequisite electric vehicle (EV) charging requirements in Section A4.106.8.</p>				
	<p>The Clubhouse will be designed and constructed to meet zero net electric by incorporating passive solar techniques, high efficiency technologies, ENERGY STAR appliances, solid state LED adaptive lighting; coupled with solar PV to offset electrical loads.</p>				
	<p>The Project Applicant will develop Solar Energy CC&Rs to protect solar access throughout the community in perpetuity.</p>				

Mitigation Monitoring and Reporting Program

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Air Quality Mitigation Measures</p>	<p>MM 5.2-1: The Applicant shall require by contract specifications that the following practices be implemented by the construction contractor to reduce construction emissions:</p> <ul style="list-style-type: none"> • All outdoor construction activities shall be suspended during first-stage smog alerts. • All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications and recommendations. Verification documentation shall be provided to the County of Los Angeles Department of Regional Planning upon request within five business days. • During construction, trucks and vehicles in loading and unloading queues shall have their engines turned off after 5 minutes when not in use, to avoid vehicle emissions. 	<p>Applicant / Construction Manager to maintain documentation demonstrating compliance Site inspection as needed</p>	<p>Ongoing monitoring during construction</p>	<p>Applicant / Construction Contractor</p>	<p>County of Los Angeles Department of Regional Planning South Coast Air Quality Management District</p>
<p>MM 5.2-2: The construction contractor shall use a mix of equipment that includes Tier 3 or Tier 4 equipment for off-road construction equipment, as defined by the United States Environmental Protection Agency, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during any portion of the construction project. Verification documentation shall be provided to the County of Los Angeles Department of Regional Planning upon request within five business days.</p> <p>For each dwelling unit, the Project will install a listed raceway to accommodate a dedicated 208/240-volt branch circuit and comply with CALGreen Section 4.106.4.1 and Section 4.106.4.2.2. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box, or other EV charger. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Compliance will include the Prerequisite electric vehicle (EV) charging requirements in Section A4.106.8.</p>	<p>Applicant / Construction Manager to maintain documentation demonstrating compliance Site inspection as needed</p>	<p>Ongoing monitoring during construction</p>	<p>Applicant / Construction Contractor</p>	<p>County of Los Angeles Department of Regional Planning South Coast Air Quality Management District</p>	

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Air Quality Mitigation Measures (continued)	<p>All residential dwellings shall be designed and constructed to be a minimum of 15 percent better than the 2013 Energy Code.</p> <p>The Clubhouse will be designed and constructed to meet zero net electric by incorporating passive solar techniques, high efficiency technologies, ENERGY STAR appliances, solid state LED adaptive lighting; coupled with solar PV to offset electrical loads.</p> <p>The Project Applicant will develop Solar Energy CC&Rs to protect solar access throughout the community in perpetuity.</p>	<p>Applicant to maintain documentation demonstrating compliance</p>	<p>Ongoing during the lifetime of the Project</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>
BIOLOGICAL RESOURCES					
Biological Resources Mitigation Measures					
<p>MM 5.3-1: Prior to issuance of a grading permit, the Applicant shall provide a detailed western spadefoot habitat enhancement plan. The plan shall include breeding habitat as well as suitable upland refugia. The location for the enhanced habitat shall be selected in consultation with CDFW and a qualified biologist familiar with western spadefoot habitat requirements. The plan shall be reviewed and approved in writing by CDFW and made a condition of Project approval by the Los Angeles County Department of Regional Planning. In addition to being as far from existing and proposed development as feasible, the enhanced habitat shall be located in an area where open scrub and/or native woodland can survive naturally (i.e., without long-term irrigation).</p> <p>Plans are currently being designed that would place the breeding pool and associated upland habitat near the southeastern portion of the proposed riparian habitat restoration of un-named Tributary #1. At a minimum, the plan shall include the following elements and be prepared in consultation with, and ultimately approved by CDFW:</p>	<p>Submit detailed western spadefoot habitat enhancement plan for review and approval</p> <p>Implement approved western spadefoot habitat enhancement plan</p>	<p>Mitigation to be completed prior to the issuance of grading permit(s)</p>	<p>Applicant / Qualified Biologist</p>	<p>County of Los Angeles Department of Regional Planning</p> <p>California Department of Fish and Wildlife</p>	

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Biological Resources Mitigation Measures (continued)</p> <ul style="list-style-type: none"> One or more seasonal breeding pools that are specifically designed to hold water long enough for a complete breeding cycle of western spadefoot, but not long enough to allow infiltration of predators (e.g., bullfrogs, African clawed frogs, fish, etc.). Based on designed approved for other EIRs within the Santa Clarita Valley, the pool would be between 50 and 60 feet in length and 30 to 40 feet in width, and a depth of between 3 and 4 feet. Analysis of surrounding soils. If necessary, clean sand may be introduced to increase the suitability of upland burrowing habitat for adult toads. Upland portions of the habitat enhancement area shall include a detailed plant palette and planting plan conducive to western spadefoot requirements. A five-year monitoring plan that includes monitoring methods, annual success criteria, contingency actions should success criteria not be met, and reporting requirements. The spadefoot mitigation habitat and areas of preserved natural open space comprising uplands and pools for spadefoot shall be managed and maintained in perpetuity under a conservation easement in favor of a local land conservancy or other land management entity approved by CDFW and the Los Angeles County Department of Regional Planning, to assure function for its intended purpose and an endowment shall be established to maintain the spadefoot mitigation habitat in perpetuity. 					
<p>MM 5.3-2: During the appropriate season prior to any construction or site preparation activities that would disturb vegetation and/or soils, focused surveys shall be conducted for all potentially occurring special-status reptiles.</p> <p>The surveys shall be timed to coincide with each species' peak activity period, which is typically warm late spring through</p>		<p>Submit biologist qualifications for review and approval</p>	<p>Ongoing surveys during construction</p>	<p>Applicant / Qualified Biologist</p>	<p>County of Los Angeles Department of Regional Planning</p>

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Biological Resources Mitigation Measures (continued)</p> <p>early fall for most species. Legless lizards are usually more easily detectable after rain events, when they move closer to the surface. As such, surveys for legless lizard should be conducted during late winter through spring after rain events. If this timing is not feasible and with consultation with and approval by CDFW, the best quality habitat areas within the development footprint should be thoroughly saturated (e.g. water truck) then raked by qualified biologists the following early morning or late afternoon. If any of these animals are detected, they shall be captured and relocated to suitable nearby habitat areas approved by CDFW.</p>	<p>Submit focused surveys Relocate animals as needed Maintain log demonstrating compliance Site inspection as needed</p>				<p>California Department of Fish and Wildlife</p>
<p>MM 5.3-3: To avoid impacts to nesting birds during construction, a qualified biologist (approved by CDFW and LACDRP) shall be retained to conduct nesting bird surveys within suitable nesting habitat prior to initiation of construction activities. Specifically, if activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds (e.g., raptors or hummingbirds) and from mid-March through September for most bird species, the Applicant shall have a qualified biologist conduct surveys for active nests.</p> <p>Pre-construction nesting bird surveys shall be conducted within 30 days prior to initiation of ground-disturbing activities to determine the presence/absence of active nests. The surveys shall continue on a weekly basis until construction commences, with the last survey being conducted no more than three days before the start of clearance/construction work. Surveys shall include examination of trees, shrubs, and the ground, for nesting birds, as several bird species known to the area are shrub or ground nesters. If ground-disturbing activities are delayed, additional pre-construction surveys shall be conducted so that no more than three days will have elapsed between the survey and ground-disturbing activities.</p>	<p>Submit biologist qualifications for review and approval Qualified biologist to conduct surveys for active nests 30 days prior to ground disturbing activities</p>		<p>Ongoing surveys during construction</p>	<p>Applicant / Qualified Biologist</p>	<p>County of Los Angeles Department of Regional Planning California Department of Fish and Wildlife</p>

Mitigation Monitoring and Reporting Program

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Biological Resources Mitigation Measures (continued)</p> <p>If active nests are located during pre-construction surveys, clearing and construction activities within 300 feet of the nest (500 feet for raptors) shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. Exceptions to these limits may be made, but only if authorized by CDFW. Limits to avoid an active nest shall be established in the field with high visibility flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas.</p> <p>The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur. The results of the survey, and any avoidance measures taken, shall be submitted to LACDRP within 30 days of completion of the pre-construction surveys and/or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.</p>		<p>Continue to conduct services on a weekly basis until construction commences (the last survey being conducted no more than three days before the start of clearance construction work)</p> <p>Postpone any construction activity within 300 feet of nests (500 feet for raptors) until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.</p> <p>Maintain log demonstrating compliance</p> <p>Site inspection as needed</p>			

Mitigation Monitoring and Reporting Program

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Biological Resources Mitigation Measures (continued)</p> <p>MM 5.3-4: Within 30 days prior to ground disturbance activities for construction, a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within a 100-foot buffer of the disturbance zone to determine the areas of best habitat for San Diego desert woodrat and San Diego black-tailed jackrabbit. If any stick nests or other signs of rats are detected, a qualified biologist, approved by CDFW, shall conduct five-consecutive nights of live-trapping for desert woodrats within suitable habitat remaining on-site. Should any be captured, they will be relocated to suitable habitat outside of the proposed development envelope in an area approved by CDFW.</p> <p>If during the trapping effort for San Diego desert woodrats nests with young are discovered within the disturbance zone or within 100 feet of the disturbance zone, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist. The fence shall be erected to provide a minimum 100-foot buffer around the active nest. At the discretion of the monitoring biologist and with concurrence of CDFW, clearing and construction within the fenced area shall be postponed or halted if appropriate until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.</p>	<p>Submit biologist qualifications for review and approval</p> <p>Qualified biologist to conduct survey within the proposed construction disturbance zone and within a 100-foot buffer</p>	<p>Within 30 days prior to ground disturbance activities</p> <p>Ongoing surveys during construction</p>	<p>Applicant / Qualified Biologist</p>	<p>County of Los Angeles Department of Regional Planning California Department of Fish and Wildlife</p>	

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Biological Resources Mitigation Measures (continued)</p> <p>If San Diego desert woodrats are observed within the grading footprint outside of the breeding period, individuals shall be relocated, if feasible, to a suitable location on the Project Site (outside of the disturbance boundary) by a qualified biologist in possession of a scientific collecting permit and following prior consultation with CDFW.</p> <p>In the event black-tailed jackrabbits are observed on-site, the monitoring biologist shall be on-site during all initial site disturbance activities until all grading operations have been completed. The biologist will ensure any existing jackrabbits are able to escape the Project Site and any moving equipment.</p>	<p>If signs of the San Diego desert woodrat are discovered, the biologist shall conduct five-consecutive nights of live trapping for desert woodrats</p> <p>Relocate any captured woodrats</p> <p>Place a fence around discovered nests to provide a minimum 100-foot buffer area</p> <p>Ensure black-tailed jackrabbits are able to escape the Project Site and any moving equipment.</p> <p>Maintain log demonstrating compliance</p> <p>Site inspection as needed</p>				

Mitigation Monitoring and Reporting Program

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Biological Resources Mitigation Measures (continued)</p> <p>MIM 5.3-5: To minimize impacts to "Waters of the State," a Streambed Alteration Agreement shall be executed with the CDFW pursuant to Section 1603 of the California Fish and Game Code prior to jurisdictional feature disturbance. In addition, to minimize impacts to "Waters of the US" an USACE Section 404 permit shall be obtained, pursuant to the federal Clean Water Act. Mitigation measures identified through these two permitting processes as a result of coordination with each agency will reduce impacts to jurisdictional drainage features to a less than significant level. Pursuant to Section 401 of the federal Clean Water Act, the Regional Water Quality Control Board will also be notified and a permit will be obtained if applicable.</p> <p>Mitigation in the form of restoring and expanding un-named Tributary #1 is being prepared to be a part of the Streambed Alteration Agreement and 404 permits. Since the affected un-named Tributary #2 currently does not support any riparian vegetation and is little more than an erosional ditch, a similar condition is not necessarily desired as natural conversion to a riparian habitat could take many years, if at all. Likewise, the previously impacted jurisdictional features were not described as supporting high quality habitats. As such, the proposed option for mitigation is restoring and expanding the western drainage (un-named Tributary #1) to a condition that would reduce the degree of erosion that occurs now. This includes terracing and re-contouring the near vertical existing banks and restoring native riparian vegetation including mainland holly-leaf cherry and California live oaks. The restoration plan will ultimately include engineered hydrological design to reduce erosion from offside drainage from the north. Figure F5.3-4 illustrates the area in which the grading and restoration work is proposed to take place and the current proposed conceptual design for the western drainage. The actual grading plans are subject to change in order to achieve regulatory and hydrological requirements but will remain within the grading limits shown unless otherwise</p>	<p>Establishment of a Streambed Alteration Agreement with the CDFW and contact US Army Corps of Engineers To determine the need for a Section 404 permit</p> <p>If applicable notify the Regional Water Quality Control Board to obtain a permit</p> <p>Restoration and expansion of the western drainage (Tributary 1) to a condition that would reduce the degree of erosion that occurs now.</p> <p>Site inspection as needed</p>	<p>Mitigation to be completed prior to issuance of grading permits</p>	<p>Applicant / Qualified Biologist</p>	<p>County of Los Angeles Department of Regional Planning California Department of Fish and Wildlife</p>	

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	<p>Biological Resources Mitigation Measures (continued)</p> <p>approved by the County. The overall mitigation restoration plan shall include a planting plan/palette for the terraced and re-contoured banks. Additionally, the plan will include a five-year monitoring plan including monitoring methods, success criteria, and contingency actions should any of the success criteria not be met. It is the intention of the restoration project to convert the disturbed and poorly functioning jurisdictional habitat that currently exists within this drainage to at least 4.50 total acres of high quality jurisdictional riparian habitat as well as additional transitional upland habitat. The transitional habitat would serve as a buffer between the riparian habitat and any development. This restoration plan is intended to mitigate qualitatively for the total 3.15 acres of impacts resulting from both the currently proposed project (1.95 acres), and the previously approved impacts (1.2 acres) that were not mitigated as part of the incomplete construction of the prior project. The final mitigation ratio will be determined through consultation and agreement with the appropriate federal and state regulatory agency or agencies (CDFW, USACOE, RWQCB); and the final design shall meet all design and hydrological requirements of the relevant agencies as well as the Los Angeles County Public Works Department. It is the intent to mitigate to the extent required entirely on the un-named Tributary #1. If the County's hydrological requirements cannot be met, or greater mitigation is required, then at the election of the Applicant, the on-site mitigation may be supplemented by off-site mitigation or through purchase of Mitigation Bank credits as accepted by CDFW and the County.</p>				

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Biological Resources Mitigation Measures (continued)</p> <p>MM 5.3-6: Replacement trees: Any oak tree that dies or is removed as a result of Project implementation shall be replaced by a tree of the same species at a ratio determined by the County of Los Angeles, but a minimum ratio of 2:1. This includes the removals of 24 trees permitted by the Prior Entitlements. With one removal required for the Project, a total of 25 oak trees will be mitigated for, requiring a total of at least 50 replacement trees.</p> <p>All replacement trees shall be at least a 15-gallon specimen in size and be 2 inches or more in diameter, as measured from approximately 4 feet above the base. Free-form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of 2 inch in diameter, as measured approximately 2 feet above the base. Replacement trees shall consist exclusively of indigenous California live oak trees and be grown from a seed source collected in Los Angeles or Ventura Counties. All replacement trees shall be planted on site. It is anticipated that most of these trees will be able to be placed along un-named Tributary #1 as part of the restoration outlined in MM 5.3-5. If additional areas are needed, remaining replacement trees will be planted in the natural open space areas and/or within common landscaped areas within the development.</p>	<p>MM 5.3-6: Replacement trees: Any oak tree that dies or is removed as a result of Project implementation shall be replaced by a tree of the same species at a ratio determined by the County of Los Angeles, but a minimum ratio of 2:1. This includes the removals of 24 trees permitted by the Prior Entitlements. With one removal required for the Project, a total of 25 oak trees will be mitigated for, requiring a total of at least 50 replacement trees.</p> <p>All replacement trees shall be at least a 15-gallon specimen in size and be 2 inches or more in diameter, as measured from approximately 4 feet above the base. Free-form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of 2 inch in diameter, as measured approximately 2 feet above the base. Replacement trees shall consist exclusively of indigenous California live oak trees and be grown from a seed source collected in Los Angeles or Ventura Counties. All replacement trees shall be planted on site. It is anticipated that most of these trees will be able to be placed along un-named Tributary #1 as part of the restoration outlined in MM 5.3-5. If additional areas are needed, remaining replacement trees will be planted in the natural open space areas and/or within common landscaped areas within the development.</p>	<p>Applicant to maintain documentation demonstrating compliance</p> <p>Site inspection as needed</p>	<p>Ongoing monitoring during construction of the Project</p>	<p>Applicant / Qualified Arborist</p>	<p>County of Los Angeles Department of Regional Planning</p>
<p>MM 5.3-7: Protective fencing: A plan shall be developed for protecting the remaining trees included in the Los Angeles County Oak Tree Ordinance on the Project Site during development. This plan shall be approved by the County of Los Angeles and Los Angeles County Fire Department.</p> <p>Equipment damage to limbs, trunks, and roots of all remaining trees shall be avoided during Project construction and development to avoid even slight trunk injuries, which can lead to long-term pathogenic maladies.</p> <p>Protective fencing not less than 4 feet in height shall be placed at the limits of the protected zone of any individual protected tree</p>	<p>MM 5.3-7: Protective fencing: A plan shall be developed for protecting the remaining trees included in the Los Angeles County Oak Tree Ordinance on the Project Site during development. This plan shall be approved by the County of Los Angeles and Los Angeles County Fire Department.</p> <p>Equipment damage to limbs, trunks, and roots of all remaining trees shall be avoided during Project construction and development to avoid even slight trunk injuries, which can lead to long-term pathogenic maladies.</p> <p>Protective fencing not less than 4 feet in height shall be placed at the limits of the protected zone of any individual protected tree</p>	<p>Inspection by Los Angeles County Fire Department or County-approved arborist prior to commencement of any activity on the Project Site</p>	<p>Ongoing monitoring during construction of the Project</p>	<p>Applicant / Qualified Arborist</p>	<p>County of Los Angeles Department of Regional Planning Los Angeles County Fire Department</p>

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Biological Resources Mitigation Measures (continued)					
	or oak woodland within 100 feet of the grading limits, and shall be inspected by the Fire Department or County-approved arborist prior to commencement of any activity on the Project Site, and shall remain in place until construction is completed.				
	MM 5.3-8: Equipment storage: No storage of equipment, supplies, vehicles, or debris shall be permitted within the protected zone of an oak tree. No dumping of construction wastewater, paint, stucco, concrete, or any other cleanup waste shall occur within the protected zone of an oak tree. No temporary structures shall be placed within the protected zone of any remaining oak tree.	Site inspection as needed	Ongoing monitoring during construction of the Project	Applicant / Construction Manager	County of Los Angeles Department of Regional Planning
CULTURAL RESOURCES					
Cultural Resources Mitigation Measures					
	MM 5.4-1: In the event archaeological resources are encountered during Project construction, all ground-disturbing activities within 25 feet of the find shall cease and the Applicant shall retain a qualified archaeologist to evaluate the significance of the find. If the find is determined to be an archaeological resource, the archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Coastal Information Center (SCCIC), evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the US Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the Applicant, the County of Los Angeles Department of Regional Planning, and the	Retention of a qualified archaeologist, as appropriate Maintain documentation demonstrating compliance Site inspection as needed	Ongoing monitoring during construction of the Project	Applicant / Qualified Archaeologist	County of Los Angeles Department of Regional Planning California Historical Resources Information System-South Central Coastal Information Center Native American Heritage Commission

Mitigation Monitoring and Reporting Program

Environmental Factor	Project Design/Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Cultural Resources Mitigation Measures (continued)	<p>California Historical Resources Information System-SCCIC, as required by the California Office of Historic Preservation. The report shall include documentation of the resources recovered, a full evaluation of the eligibility with respect to the California Register of Historical Resources, and treatment of the resources recovered. In the event of a find, archaeological and Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.</p>				
<p>MM 5.4-2: In the event paleontological resources are encountered during Project construction, all ground-disturbing activities within 25 feet of the find shall cease and the Applicant shall retain a qualified paleontologist to evaluate the significance of the find and determine the appropriate treatment in accordance with the Society of Vertebrate Paleontology guidelines for identification, evaluation, disclosure, avoidance or recovery, and curation, as appropriate.</p> <p>All significant fossils shall be stabilized and prepared to a point of identification and permanent preservation. The paleontologist shall prepare a final report on the monitoring. If fossils are identified, the report shall contain an appropriate description of the fossils, treatment, and curation. A copy of the report shall be filed with the Applicant, County of Los Angeles Department of Regional Planning, and the Natural History Museum of Los Angeles, and shall accompany any curated fossils. In the event of a find, paleontological monitoring shall be provided thereafter for any ground-disturbing activities in the area of the find.</p>	<p>Retention of a qualified paleontologist, as appropriate</p> <p>Maintain documentation demonstrating compliance</p> <p>Site inspection as needed</p>	<p>Ongoing monitoring during construction of the Project</p>	<p>Applicant / Qualified Paleontologist</p>	<p>County of Los Angeles Department of Regional Planning</p>	
<p>MM 5.4-3: In the event human remains are encountered during construction activities, all ground-disturbing activities within 25 feet of the human remains shall cease and the County coroner shall be notified. In the event the remains are determined to be of Native American descent, the County coroner shall notify the</p>	<p>Retention of a qualified archaeologist, as appropriate</p>	<p>Ongoing monitoring during construction of the Project</p>	<p>Applicant / Qualified Archaeologist</p>	<p>County of Los Angeles Department of Regional Planning</p>	

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Cultural Resources Mitigation Measures (continued)</p> <p>California Native American Heritage Commission within 24 hours.</p> <p>The Native American Heritage Commission shall identify the person(s) thought to be the Most Likely Descendant of the deceased Native American, who shall have 48 hours from notification by the Native American Heritage Commission to inspect the site of the discovery of Native American remains and to recommend to the Applicant or landowner a means for the treatment and disposition of the human remains and any associated grave goods. The Applicant or landowner shall reinter the remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance. In the event Native American remains are found, Native American monitoring shall be provided thereafter for any ground-disturbing activities in the area of the remains.</p>	<p>Maintain documentation demonstrating compliance</p> <p>Native American monitoring, as applicable</p> <p>Site inspection as needed</p>				Native American Heritage Commission
ENERGY					
Energy Project Design Features					
<p>PDF: The Project will maintain approximately 123.25 acres as natural open space.</p> <p>4.5 miles of trails will be constructed throughout the Project with approximately 3,000 linear feet of public multi-purpose trails to provide a complete system and access to the local and regional trail system. Enhanced trailheads provide gathering points and connectivity to the local regional trail system. Trail standards will be in accordance with CDS and other applicable requirements.</p> <p>Contour grading, curvilinear street design, terraced drains, terraced slopes, and related project design features have been incorporated as project best management practices.</p> <p>To minimize Project site grading, existing pads will be used to the extent feasible. The Project Site plan emphasizes the protection of open space and undisturbed connections to these adjoining areas by retaining in a natural condition.</p>	<p>Applicant to maintain documentation demonstrating compliance</p>	<p>Ongoing over the lifetime of the Project</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>	

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Energy Project Design Features (continued)</p> <p>PDF: Approximately 123.25 acres of land primarily located adjacent to existing offsite open space areas located to the north and northeast, contiguous to existing undeveloped ridgelines, and along the westerly ridgeline and areas further to the west on the Project Site in areas contiguous with undeveloped land to the west. The Barcelona Road extension would cross the secondary portion of the westerly ridgeline, but would not cross the primary portion of the ridgeline. A variance is being requested to authorize construction in portions of the easterly ridgeline that have already been substantially graded and in the remaining, disconnected portions of the secondary ridgeline.</p> <p>The entry to the Project Site is within a quarter mile of a bus stop, and extension of pedestrian, biking and multi-purpose trails provide additional alternatives to auto travel, and reduce VMTs (vehicle miles traveled) and VT's (vehicle trips).</p> <p>Project streets are designed to be safe and integrate a network of roadways and connector trails for a walkable community. Sidewalks, on-street parking, tree canopies, curbs, and gutters, narrower intersections with smaller radii are some of the Project's healthy walkable street features. A public park and seven secondary parks provide opportunities for outdoor activity. Vineyards and orchards can be accessed by foot.</p> <p>Approximately 8.4 acres of vineyards and other productive agricultural uses will be provided onsite. Incorporation of innovative agricultural practices that conserve resources and promote sustainability, such as drip irrigation, hydroponics, and composting will be explored.</p>	<p>Applicant to maintain documentation demonstrating compliance Site inspection as needed</p>	<p>Ongoing monitoring during construction and operation of the Project</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>	
<p>PDF: Project construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples include swales, water collection and disposal systems, french drains, water retention gardens, and other water measures to keep surface water away from building and aid in groundwater recharge.</p>	<p>Applicant to maintain documentation demonstrating compliance</p>	<p>Ongoing monitoring during construction of the Project</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>	

Mitigation Monitoring and Reporting Program

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Energy Project Design Features (continued)</p>	<p>Buildings will be oriented to optimize solar access, passive and active design techniques and cross breezes through the buildings..</p> <p>Passive Solar techniques and other passive techniques are to be incorporated into the Clubhouse and Residential Units to help reduce the energy loads. Care will be given in the landscape design to avoid shading roofs with a 110 – 270 degree roof orientation.</p> <p>Solar Photovoltaics (PV) systems are to be installed in the common areas and Clubhouse structure to help offset Project energy use.</p> <p>Bicycle Parking. For five percent of visitor parking spaces, permanently anchored bicycle racks will be provided within 200 feet of the visitors' entrance of the Clubhouse.</p>	<p>Site inspection as needed</p>			
<p>PDF:</p>	<p>The Project will install at least one electric vehicle charging station at the Clubhouse, and comply with CALGreen Sections 4.106.4.1, 4.106.4.2.2 through and 4.106.4.2.5, to facilitate future installation and use of EV chargers. Electrical vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.</p> <p>For each dwelling unit, the Project will install a listed raceway to accommodate a dedicated 208/240-volt branch circuit and comply with CALGreen Section 4.106.4.1 and Section 4.106.4.2.2. The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box, or other EV charger.</p> <p>The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Compliance will include the Prerequisite electric vehicle (EV) charging requirements in Section A4.106.8, light colored paving, and roofing materials will be used.</p>	<p>Applicant to maintain documentation demonstrating compliance</p> <p>Site inspection as needed</p>	<p>Ongoing monitoring during construction of the Project</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Energy Project Design Features (continued)</p>	<p>A minimum of 250 square feet of non-shaded roof will be reserved on each home for a solar zone within a 110 – 270 degree orientation.</p> <p>The Clubhouse will be designed and constructed to meet zero net electric by incorporating passive solar techniques, high efficiency technologies, ENERGY STAR appliances, solid state LED adaptive lighting; coupled with solar PV to offset electrical loads.</p> <p>Solar Ready Roofs. A sufficient solar zone area will be designed as part of the Clubhouse building and shade structures to maximize solar generation, while at the same time, maintaining aesthetic appeal with orientation between 110 – 270 degrees.</p>				
<p>PDF:</p>	<p>The Applicant, in conjunction with the formation of a Homeowners Association (HOA), will develop Solar Energy CC&Rs to protect solar access throughout the community in perpetuity.</p> <p>Each builder shall be required to demonstrate recycling stations in every model.</p> <p>Each builder will be required to have Electric Vehicle Chargers installed and functional in at least one of the models within each of the model complexes, and offer this as an option for every potential homebuyer.</p> <p>LED Street Lighting. The Project will utilize solid-state LED high efficacy street lighting throughout the Project's private streets, as approved by the County, for significant energy savings, maintenance and operations enhancements.</p> <p>Los Valles Community Recycling Program. The Applicant, in conjunction with the HOA, will develop a community-wide recycling program and design readily available recycling area(s) within the community clubhouse identified for the depositing, storage and collection of non-hazardous materials for recycling.</p>	<p>Applicant to maintain documentation demonstrating compliance</p>	<p>Ongoing during the lifetime of the Project</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Energy Project Design Features (continued)</p>	<p>to include a minimum of paper, corrugated cardboard, glass, plastics, and metals or meet a lawfully enacted local recycling ordinance if more restrictive. Onsite landscaping clippings will be utilized as mulch within the community common area landscaping and agricultural vineyards and orchards as appropriate and to design recycling stations within into all residential units to include a minimum of paper, corrugated cardboard, glass, plastics, and metals or meet a lawfully enacted County recycling ordinance if more restrictive.</p> <p>Community Outdoor Kitchen. A simple outdoor kitchen will be provided for the Los Valles community with places designed for community gatherings. Some possible uses for the outdoor kitchen could be cooking demonstrations, jam making, canning preserves, and winemaking.</p> <p>Homeowner Sustainability Stewardship Program. The Applicant, in conjunction with the HOA, will develop a Homeowner Sustainability Stewardship Educational Program (Educational Program) which will be made available to all new homebuyers to help educate and build Los Valles Land Stewards for the long-term. This Educational Program can be in the form of electric media rather than printed materials to minimize resource waste.</p>				
<p>Energy Project Design Features (continued)</p>	<p>Outdoor potable water use in landscape areas. The Project will go beyond the conservation and efficient use of water by utilizing a watershed approach and recognizing the underlying groundwater aquifers in the Project design.</p>				
<p>GREENHOUSE GAS</p>					
<p>Greenhouse Gas Project Design Features</p>					
<p>MM 5.7:</p>	<p>See Project Design Features for Section 5.2 Air Quality and Section 5.5 Energy.</p>	<p>As described in Sections 5.2 and 5.5</p>	<p>As described in Sections 5.2 and 5.5</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
HAZARDS AND HAZARDOUS MATERIALS					
Hazards and Hazardous Materials Project Design Features					
PDF: In accordance with Section 110.4 of the County of Los Angeles Building Code, the Project development plans shall comply with the required setbacks from oil and gas wells, as determined by the California Department of Conservation Division of Oil, Gas and Geothermal Resources, the County of Los Angeles Department of Public Works, and the Los Angeles County Fire Department. As part of these requirements, buildings or enclosed structures shall not be located in close proximity to an existing well. To be considered not in close proximity to a well, two adjacent sides should be free of structures or property lines for no less than ten feet, with the third side free at a distance to be determined by County of Los Angeles Fire Department according to recommendations by a licensed Civil Engineer and approved by the County Building Official and Fire Department. Ultimately, the distance shall be sufficient to allow room for equipment required for re-abandonment operations if necessary. Any necessary clearance/approvals shall be sought from the County of Los Angeles Department of Public Works Environmental Programs Division, as required.	Review and approval of documentation to verify location of structures	Mitigation to be completed prior to issuance of grading permits	Applicant	Applicant	Los Angeles County Fire Department
PDF: Following construction and prior to the issuance of the first certificate of occupancy, the Applicant would submit an emergency response plan for approval by the County of Los Angeles Fire Department. The emergency response plan would include, but not be limited to, the following: mapping of site access and emergency exits, evacuation routes for vehicles and pedestrians, and locations of the nearest hospitals and fire stations.	Review and approval of an emergency response plan	To be completed prior to issuance of a first certificate of occupancy	Applicant	Applicant	Los Angeles County Fire Department

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Hazards and Hazardous Materials Mitigation Measures					
	<p>MM 5.8-1: Prior to issuance of a building permit, the Applicant shall submit to the Los Angeles County Fire Department, the Division of Oil Gas and Geothermal Resources, and any applicable local or state agencies documentation verifying that all inactive oil wells have been fitted with vent caps unless determined to be unnecessary by Los Angeles County Fire Department.</p>	<p>Installation of vent caps on all inactive oil wells</p>	<p>To be completed prior to issuance of building permit</p>	<p>Applicant</p>	<p>Los Angeles County Fire Department</p>
	<p>MM 5.8-2: Prior to issuance of a building permit the Applicant shall submit to the Los Angeles County Fire Department documentation verifying that vapor barriers are installed on all homes within 300 feet of any abandoned oil wells.</p>	<p>Documentation verifying installation of vapor barriers</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<p>Los Angeles County Fire Department</p>
	<p>MM 5.8-3: If during grading and excavation previously unidentified soil contamination is observed, by sight or smell, or indicated by testing (by a qualified professional using a portable volatile organic compound analyzer) grading and excavation within the area shall be temporarily halted and redirected around the area at a minimum of 25 feet, until the appropriate evaluation and follow-up measures (as contained in the South Coast Air Quality Management District's Rule 1166) are implemented to make the area suitable for grading activities to resume. The contaminated soil shall be evaluated and excavated/discharged of, treated in-situ (in place), or otherwise managed and disposed of in accordance with all applicable federal, State, and local laws and regulations.</p>	<p>Site verification</p>	<p>Ongoing during construction of the Project</p>	<p>Applicant</p>	<p>South Coast Air Quality Management District</p>
WATER QUALITY					
Water Quality Project Design Features					
	<p>PDF: The homeowners association (HOA) shall implement covenants, conditions and restrictions (CC&Rs) providing for a regular street sweeping program, a public education program regarding the proper application, storage, and disposal of pesticides, fines for littering, and the provision of storm drain stenciling stating "No Dumping-Drains to Waterways."</p> <p>Common area litter control shall include a litter patrol, covered trash receptacles, emptying of trash receptacles in a timely fashion, and noting trash violations by tenants/homeowners and reporting the violations to the owner/HOA for investigation.</p>	<p>Applicant to maintain documentation demonstrating compliance</p>	<p>Ongoing during the lifetime of the Project</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party	
<p>LAND USE</p>	<p>Land Use Project Design Features</p>	<p>PDF: The Project will maintain approximately 225.02 acres of recreation and open space, including, a public park (7.45 acres), a recreation area (28.28 acres), and natural open space (189.29 acres). Approximately 4.5 miles of trails will be constructed throughout the Project with approximately 3,000 linear feet of public multi-purpose trails to provide a complete system and access to the local and regional trail system. Enhanced trailheads provide gathering points and connectivity to the local regional trail system. Trail standards will be in accordance with the Castaic Area CSD and other applicable requirements.</p> <p>Contour grading, curvilinear street design, terraced drains, terraced slopes and related project design features have been incorporated as project best management practices.</p> <p>To minimize Project Site grading, the Project proposes to use existing pads in the easterly portion of the Project Site to the extent feasible. The Project plan emphasizes open space and connections to adjoining areas by maintaining approximately 189.29 acres of land as natural open space. These areas include approximately 123.25 acres of open space that would remain largely native in character.</p> <p>The westerly ridgeline will be largely undisturbed other than to restore and stabilize the slope as needed due to prior work on the ridgeline (which included early-stage grading operations within its setback limits, including but not limited to: clearing and grubbing, the grading of a construction road along its crest and over the crest in at least two places, and mining operations of natural sand deposits for use as utility beddings elsewhere on the Project Site) and the proposed Barcelona Road extension, which would not traverse the primary portion of the ridgeline (as is permitted by the Prior Entitlements) but would instead cross over a secondary portion of the ridgeline in one location in an area subject to such prior disturbance of the ridgeline.</p>	<p>Applicant to maintain documentation demonstrating compliance</p>	<p>Ongoing during the lifetime of the Project</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Land Use Project Design Features (continued)</p>	<p>Site Orientation to Optimize Solar and Wind. Buildings will be oriented to optimize solar access, passive (such as daylighting) and active design techniques and cross breezes through the buildings.</p> <p>Solar Photovoltaics (PV) systems are to be installed in the common areas and Clubhouse structure to help offset Project energy use.</p> <p>Bicycle Parking. For five percent of visitor parking spaces, permanently anchored bicycle racks will be provided within 200 feet of the visitors' entrance of the Clubhouse.</p> <p>Electric Vehicle (EV) Charging. One charging station will be provided at the clubhouse. All residential units will have capability for electric charging.</p> <p>Residential Dwellings Energy Efficiency. All residential dwellings shall be designed and constructed to be a minimum of 15 percent better than the 2013 Energy Code.</p> <p>Clubhouse Building Energy Efficiency. The clubhouse will be designed and constructed to meet zero net electric by incorporating passive solar techniques, high efficiency technologies, ENERGY STAR appliances, solid state LED adaptive lighting; coupled with solar PV to offset electrical loads.</p> <p>Solar Energy CC&Rs. Applicant will develop Solar Energy CC&Rs to protect solar access throughout the community in perpetuity.</p> <p>Model Demonstration – Recycling Stations. Recycling stations shall be included in every model home. Recycling stations will be a standard feature in all residences to include a minimum of paper, corrugated cardboard, glass, plastics, and metals.</p> <p>Model Demonstration – EV Charging. Electric Vehicle chargers will be installed and functional in at least one model home</p>				

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Land Use Project Design Features (continued)</p> <p>within each of the model complexes. EV charging will be offered as an option for every potential homebuyer.</p> <p>Los Valles Community Recycling Program. The Project Applicant will develop a community-wide recycling program and design readily available recycling area(s) within the community clubhouse identified for the depositing, storage and collection of non-hazardous materials for recycling to include a minimum of paper, corrugated cardboard, glass, plastics, and metals or meet a lawfully enacted local recycling ordinance if more restrictive. Onsite landscaping clippings will be utilized as mulch within the community common area landscaping and agricultural vineyards and orchards as appropriate.</p> <p>Local Agriculture. Approximately 8.4 acres of vineyards or other productive agricultural uses will be provided on the Project Site. Incorporation of innovative agricultural practices that conserve resources and promote sustainability, such as drip irrigation, hydroponics, and composting will be explored.</p> <p>Community Outdoor Kitchen. A simple outdoor kitchen will be provided for the Los Valles community with places designed for community gatherings. Some possible uses for the outdoor kitchen could be cooking demonstrations, jam making, canning preserves, and winemaking.</p> <p>Homeowner Sustainability Stewardship Program. The Project Applicant will develop Homeowner Sustainability Stewardship Educational Program (Educational Program) which will be made available to all new homebuyers to help educate and build Los Valles Land Stewards for the long-term. This Educational Program can be in the form of electric media rather than printed materials to minimize resource waste.</p>					

Mitigation Monitoring and Reporting Program

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
NOISE					
Noise Project Design Features					
PDF:	<p>Construction of the Project will require the use of various types of equipment that will generate noise and vibration; however, the Project will not utilize pile drivers or rock splitters, which generally cause the most significant construction noise and vibration.</p> <p>The Project also includes limited agricultural development that is expected to consist of tree crops (e.g., citrus fruit) and vineyards. These types of agriculture are typically harvested by hand and do not require the operation of heavy agricultural equipment for maintenance. Some light-duty trucks may be used on the Project Site to assist in the planting, care, harvesting, and transport of goods from the Project Site.</p>	Applicant to maintain documentation demonstrating compliance	Ongoing during the lifetime of the Project	Applicant	County of Los Angeles Department of Regional Planning
Noise Project Mitigation Measures					
MM 5.11-1:	<p>During construction, the Project Applicant shall implement the following construction best management practices (BMPs) to reduce construction noise and vibration levels:</p> <p>Where construction would occur within 200 feet of existing residential development:</p> <p>Construction shall be restricted to between the hours of 8:00 AM and 4:00 PM in order to minimize disturbance of nearby residences.</p> <p>The construction schedule, including the various types of activities that would be occurring throughout the duration of the construction period, anticipated truck routes, and the potential for noise impacts along local roadways from construction-related vehicles shall be prominently posted on the exterior of the Project Site during construction stages. When construction is anticipated to occur within 200 feet of residences, notice of the construction schedule shall be mailed to such residences two weeks prior to commencement of construction activity.</p> <p>Ensure that all internal combustion engine construction</p>	<p>Review and approval of contract specifications</p> <p>The plans shall include notes indicating</p>	Ongoing during construction of the Project	Applicant / Construction Contractor	County of Los Angeles Department of Regional Planning

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Noise Project Mitigation Measures (continued)</p> <p>equipment is properly muffled or equipped with other noise attenuating devices according to industry standards and maintained in good working condition according to manufacturer's recommendation.</p> <p>Use specially quieted equipment, such as quieted and enclosed air compressors.</p> <p>Place noise- and vibration- generating construction equipment and locate construction staging areas 500 feet from sensitive uses (particularly away from the residential uses located north and east of the Project Site).</p> <p>Use electric air compressors and similar power tools rather than diesel equipment.</p> <p>Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.</p> <p>In areas where natural barriers such as ridgelines are not located between construction activities and existing residences, the construction contractor shall erect temporary construction noise barriers to reduce noise levels by at least 10 dB(A) at 50 feet of distance.</p> <p>The barriers shall be of sufficient height to interrupt the line-of-sight between equipment being used and neighboring residences and/or be rated at a sound transmission class (STC) that is capable of producing the desired reduction in ambient noise levels. Noise barriers can achieve approximately 1.5 dB of additional noise level reduction for each meter of barrier height above the height that breaks the line of sight. These barriers shall be utilized during grading, site clearing, construction of internal roadways, and paving activities when work will take place within 800 feet from residences.</p> <p>Construction hours, allowable workdays, and the phone number</p>	<p>compliance with the County of Los Angeles Noise Standards and the listed mitigation measures.</p>				

Mitigation Monitoring and Reporting Program

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Noise Project Mitigation Measures (continued)					
	<p>of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications shall be included in the Project's construction documents. Contractor must keep log of all complaints and resolution which must be provided to LACDRP within 5 days of request.</p> <p>Construction equipment and materials shall be delivered to the Project Site at the Hasley Canyon Road entrance to the site.</p>				
PUBLIC SERVICES					
PUBLIC SERVICES – LIBRARY SERVICES					
	<p>Public Services – Library Services Mitigation Measures</p> <p>MM 5.12.1-1: Prior to issuance of each residential building permit, the Applicant shall pay the applicable library facilities fee in effect at the time of issuance of such permit.</p>	<p>Confirmation of payment of required library facilities fee</p>	<p>Mitigation to be completed prior to the issuance of first residential building permit</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>
PUBLIC SERVICES – EDUCATION					
	<p>Public Services – Education Mitigation Measures</p> <p>MM 5.12.2-1: The Applicant shall pay all required education facilities fees in accordance with the requirements of the Castaic Union School District and the William S. Hart Union School District at the time of issuance of each building permit for residential or commercial (clubhouse) construction within the Project Site.</p>	<p>Confirmation of payment of required education facility fees</p>	<p>Mitigation to be completed prior to the issuance of first residential building permit</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
PUBLIC SERVICES – Sheriff Services					
Public Services – Sheriff Services Project Design Features					
	<p>PDF: The Applicant, or designee, shall require that if necessary, the use of nighttime lighting during Project construction be limited to only those areas on the construction site requiring illumination; and further shall require that all work and any security lighting be properly shielded and projected downwards, such that light is directed only onto the work site and minimizes light spillover on adjacent uses. Lighting shall consist of the minimum wattage necessary to provide safety at the construction site.</p> <p>The Applicant, or designee, shall have temporary green screen construction fencing of between six and eight feet tall placed along the Project frontage on Hasley Canyon Road. Green screen</p>	Incorporation of the Sheriff Department's design requirements in the Project design, lighting, and landscape plans Submittal and approval of the final Project design, lighting, and landscape plans	Prior to approval of the final design	Applicant	County of Los Angeles Department of Regional Planning
Public Services – Sheriff Services Project Design Features (continued)					
	<p>fencing shall also be placed around any active construction areas on the Project Site, to provide security and to screen construction activity from view.</p> <p>The Applicant, or designee, shall require that all operational outdoor lighting along the Project Site boundary consist of high-efficacy solid state LED (Light Emitting Diode) bi-level adaptive lighting, equipped with full cut off optics that allow no light at or above 90 degrees, so as to illuminate the intended surface and minimize light spillover. During construction, the Applicant shall retain the services of a private security firm to monitor the Project Site.</p>				
Public Services – Sheriff Services Mitigation Measures					
	<p>MM 5.12.3-1: Prior to approval of the final Project design, lighting, and landscape plans, the Applicant shall provide to the Sheriff's Department final design plans incorporating the Sheriff's Department design requirements that could reduce demands for service and ensure adequate public safety shall be incorporated into the building, lighting, and landscape designs. The design</p>	Incorporation of the Sheriff Department's design requirements in the Project design,	Mitigation to be completed prior to approval of the final design	Applicant	County of Los Angeles Department of Regional Planning

Mitigation Monitoring and Reporting Program

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Public Services – Sheriff Services Mitigation Measures (continued)</p> <p>requirements for this project shall include:</p> <ul style="list-style-type: none"> • Security lighting in open areas and parking lots; • Street lighting for the Project's streets; • Good visibility of doors and windows from the streets and between buildings on the Project Site; and, • Building address numbers on both residential and commercial/retail uses that are lighted and readily apparent from the streets for emergency response agencies. <p>Use of low-growing groundcover and shade trees, where feasible, rather than a predominance of shrubs that could conceal potential criminal activity around buildings and parking areas.</p>	<p>lighting, and landscape plans</p> <p>Submittal and approval of the final Project design, lighting, and landscape plans</p>				
<p>Public Services – Sheriff Services Mitigation Measures</p>					
<p>MM 5.12.3-2: The Applicant shall pay the County's required law enforcement facilities impact fee prior to or concurrent with the issuance of building permits.</p>	<p>Confirmation of the County's required law enforcement facilities impact fee</p>	<p>Mitigation to be completed prior to the issuance of a building permit</p>	<p>Applicant</p>	<p>County of Los Angeles Department of Regional Planning</p>	
<p>PUBLIC SERVICES – FIRE SERVICES</p>					
<p>Public Services – Fire Services Mitigation Measures</p>					
<p>MM 5.12.4-1: Clearance of vegetated areas in each area of the Project Site shall be conducted prior to initiation of grading activities within that area, in accordance with Los Angeles County Fire Department requirements.</p>	<p>Site visit verification</p>	<p>Mitigation to be implemented prior to issuance of grading permits</p>	<p>Applicant</p>	<p>Los Angeles County Fire Department</p>	
<p>MM 5.12.4-2: Prior to issuance of a grading permit, the Applicant shall demonstrate to the County adequate water supply (including fire flow) is available to service any fire suppression activities that arise during the grading stage of the Project. Prior to issuance of the first building permit for the Project, the Applicant shall demonstrate to the County adequate water supply (including fire flow) is available to service any fire suppression activities that arise during the building construction stages of the Project.</p>	<p>Site visit verification</p>	<p>Mitigation to be implemented prior to issuance of grading permits</p>	<p>Applicant</p>	<p>Los Angeles County Fire Department</p>	

Mitigation Monitoring and Reporting Program

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	Public Services – Fire Services Mitigation Measures (continued)				
	MM 5.12.4-3: In accordance with the County of Los Angeles Fire Department requirements, all required fire hydrants shall be installed, tested and accepted or bonded prior to construction. These hydrants shall be located in conformance with Los Angeles County Fire and Building Codes. Vehicular access shall be provided and maintained throughout construction to all required fire hydrants. All hydrants shall conform to current American Water Works Association standard C503 or approved equal and the requirements of the Los Angeles County Fire and Building Codes.	Site visit verification	Mitigation to be completed prior to issuance of the first building permits	Applicant	Los Angeles County Fire Department
	MM 5.12.4-4: Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.	Site visit verification	Mitigation to be completed prior to issuance of the first building permits	Applicant	Los Angeles County Fire Department
	MM 5.12.4-5: Prior to issuance of the first building permit for a residential structure, the Applicant shall submit a Final Fuel Modification Plan, and a Landscape and Irrigation Plan to the Los Angeles County Fire Department for review and approval.	Review and approval of a Final Fuel Modification Plan and a Landscape and Irrigation Plan	Mitigation to be completed prior to issuance of the first building permit for a residential structure	Applicant	Los Angeles County Fire Department
	MM 5.12.4-6: Prior to the issuance of the first building permit for a residential structure, the Applicant shall submit a fire exhibit that depicts detailed design requirements to the County of Los Angeles Fire Department. The fire exhibit shall include the following elements: Location of water mains and fire hydrants, and acknowledgement of fire flow requirements, as required by the Los Angeles County Fire Department, for all land shown on the recorded vesting final tract map. • All fire lanes must not be less than 26 feet paved width (clear to sky and unobstructed) and posted and red curbed "NO PARKING – FIRE LANE."	Review and approval of a fire exhibit	Mitigation to be completed prior to issuance of the first building permit for a residential structure	Applicant	Los Angeles County Fire Department

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	Public Services – Fire Services Mitigation Measures (continued)				
	<ul style="list-style-type: none"> Private driveways shall be indicated on the final vesting tract map as "Private Driveway and Fire Lane," with the widths clearly depicted, and shall be maintained in accordance with the Fire Code. 				
	MM 5.12.4-7: The Applicant shall provide the Los Angeles County Fire Department with street signs and building access numbers for review and approval prior to issuance of the first certificate of occupancy.	Review and approval of street signs and building access numbers	Mitigation to be completed prior to issuance of the first certificate of occupancy	Applicant	Los Angeles County Fire Department
	MM 5.12.4-8: Concurrent with the issuance of building permits, the Applicant shall pay the required fire protection facilities fees to the County of Los Angeles.	Confirmation of payment of the County's required law enforcement facilities impact fee	Mitigation to be completed prior to issuance of the first building permit	Applicant	Los Angeles County Fire Department
RECREATION					
	Recreation Project Design Features				
	PDF: As a condition to recording of the last phase of the final tract map, the Applicant will dedicate approximately 3,000 linear feet of multi-use trail to the County. The Applicant will be responsible for all costs associated with construction of the trail. The trail will be designed in accordance with the County's standard trail design in terms of width and materials. The Applicant will construct a 7.45 acre park, of which 5.28 acres will be dedicated to the County; the remaining 2.17 acres will be maintained as a park, to County park standards, by the HOA; the 2.17 acres will be publically accessible pursuant to an easement for public access/ use.	Site visit verification	To be completed prior to issuance of the first building permits	Applicant	Los Angeles County Department of Regional Planning

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
TRANSPORTATION AND TRAFFIC					
Transportation and Traffic Project Design Features					
	<p>PDF: Prior to issuance of an encroachment permit within the public right-of-way, the Permittee, in coordination with LACDPW, shall submit a Traffic Control Plan to be implemented during construction of the Project. The Traffic Control Plan shall identify all traffic control measures, signs, and delineator to be implemented by the construction contractor through the duration of the construction activities associated with Project improvements within public right-of-way. The Traffic Control plan shall be subject to final approval by LACDPW. If any additional agencies require approval, it will be the responsibility of the Applicant to obtain such approvals.</p>	Preparation of a Traffic Control Plan	Prior to commencement of construction activities	Construction contractor or designee	Los Angeles County Department of Public Works
Transportation and Traffic – Mitigation Measures					
	<p>MM 5.14-1: As a condition to recording of the last phase of the final tract map, the Applicant shall provide a performance bond for 100 percent of the estimated costs of installation of a traffic signal at the intersection of Hasley Canyon Road and the Project Site main entrance. Commencing upon issuance of the certificate of occupancy for the 450th unit and for up to four successive years thereafter, a peak hour warrant analysis shall be conducted annually per LACDPW standards to determine if a traffic signal is warranted. The Applicant shall be responsible for the costs associated with the warrant analysis and the installation of the traffic signal if determined to be necessary following the completion of the peak hour warrant analysis. The bond shall be released by the County upon the completion of the warrant studies with no traffic signal required or completion of construction of the traffic signal by the Applicant.</p>	Provide a performance bond for 100 percent of the estimated cost of installation of a traffic signal at the intersection of Hasley Canyon Road and the Project Site main entrance. Yearly peak hour warrant analysis for up to four successive years Depending on the outcome of the warrant of the analysis; a) the bond shall be	Commencement upon issuance of the certificate of occupancy for the 450 th unit and for up to four successive years	Applicant	County of Los Angeles Department of Regional Planning County of Los Angeles Department of Public Works

Mitigation Monitoring and Reporting Program

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Transportation and Traffic – Mitigation Measures (continued)		released by the County upon completion of the warrant studies with no traffic signal required b) completion of the construction of the traffic signal by the Applicant			
UTILITIES AND SERVICE SYSTEMS					
UTILITIES AND SERVICE SYSTEMS – WATER SUPPLY					
Utilities and Service Systems – Water Supply Mitigation Measures					
MM 5.15.1-1:	Prior to issuance of a grading permit, the Applicant will obtain a will serve letter from LACWWD 36 that indicates the water district's commitment to serve the Project. The will serve letter shall be provided to the County Department of Public Health.	Confirmation of receipt of a will serve letter from LACWWD 36	Mitigation to be completed prior to issuance of the grading permit	Applicant	County of Los Angeles Department of Public Health
UTILITIES AND SERVICE SYSTEMS – SOLID WASTE					
Utilities and Service Systems – Solid Waste Project Design Features					
PDF:	Provide information to residents about curbside recycling and where to obtain additional information regarding the full range of the Los Angeles County's recycling programs, including those for hazardous materials and E-waste. Provide residents with color-coded bins (typically blue, black, and green) for the separation of recyclable material for solid waste collection. The Applicant will develop a community-wide recycling program and design readily available recycling area(s) within the community clubhouse identified for the depositing, storage and collection of non-hazardous materials for recycling to include a minimum of paper, corrugated cardboard, glass, plastics, and metals or meet a lawfully enacted local recycling	Applicant to maintain documentation demonstrating compliance	Ongoing during the lifetime of the Project	Applicant	County of Los Angeles Department of Regional Planning

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Utilities and Service Systems – Solid Waste Project Design Features (continued)</p>	<p>ordinance if more restrictive. Onsite landscaping clippings will be utilized as mulch within the community common area landscaping and agricultural vineyards and orchards as appropriate. All builders within Los Valles will be required to design recycling stations within all residential units to include a minimum of paper, corrugated cardboard, glass, plastics, and metals or meet a lawfully enacted local recycling ordinance if more restrictive.</p> <p>The Project shall comply with at least two voluntary measures included in Appendix A4 of the CALGreen Building Code.</p> <p>At the time of final inspection, an Operations & Maintenance Manual shall be kept on the Project Site. The manual shall include operation and maintenance instructions for equipment and appliances, landscape equipment, and roof and yard drainage, located on the Project Site.</p>				
<p>PDF:</p>	<p>The Construction and Demolition Debris Recycling and Reuse Plan shall be provided to the LACDPW for review and approval, prior to the issuance of the grading permit.</p>	<p>Preparation of a Construction and Demolition Debris Recycling and Reuse Plan</p>	<p>Prior to commencement of construction activities</p>	<p>Applicant</p>	<p>County of Los Angeles Health Department</p>
	<p>To reduce the volume of solid waste generated by the operation of the Project, a solid waste management plan shall be developed by the Applicant. This plan shall be reviewed and approved by the County of Los Angeles Health Department. The plan shall identify methods to promote recycling and re-use of materials, as well as safe disposal consistent with the policies and programs contained within the SRRE. Methods shall include providing recycling bins for each single-family residence and shall set a goal of solid waste diversion program of 75 percent for Project operations (as mandated under the County's waste management ordinance beginning in 2020).</p>				

Mitigation Monitoring and Reporting Program

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
UTILITIES AND SERVICE SYSTEMS – WASTEWATER					
	Utilities and Service Systems – Wastewater Project Design Features PDF: The Project would include project design features (PDFs) with regard to water conservation to reduce water demand, which would also serve to reduce associated wastewater generation. These include high efficiency fixtures in the residences, park restroom facilities, and community center. The Project uses treatment beyond that provided to domestic wastewater and sewage lines from bathrooms, restrooms, and kitchens.	Applicant to maintain documentation demonstrating compliance	Ongoing during the lifetime of the Project	Applicant	County of Los Angeles Department of Regional Planning
Utilities and Service Systems – Wastewater Mitigation Measures					
	MIM 5.15.3-1: Prior to issuance of a grading permit, the Applicant shall submit to LACDPW for review and approval an addendum to the sewer area study that provides flow data and flow calculations for the LACDPW selected manholes downstream from the Project Site. The Applicant shall be responsible for upsizing any sewer reach determined, based on the LACDPW criteria, to be of insufficient capacity as a result of the addition of Project flow. Replacement of the affected pipe shall occur prior to operation of the Project.	Submit project sewer plans, flow tests, and maintenance records to the LADPW for review and approval	Mitigation to be completed prior to issuance of the first certificate of occupancy	Applicant	County of Los Angeles Department of Regional Planning County of Los Angeles Department of Public Works
UTILITIES AND SERVICE SYSTEMS – ELECTRICITY AND NATURAL GAS					
	Utilities and Service Systems – Electricity and Natural Gas Project Design Features PDF: Site and Building Orientation to Optimize Solar and Wind. Orient the site plan and buildings to optimize solar access, passive and active design techniques and cross breezes through the buildings. Passive Solar techniques, such as daylighting, and other passive techniques, are to be incorporated into the Clubhouse and residential units to help reduce the energy loads. Care will be given in the landscape design to avoid shading roofs with a 110 - 270 degree roof orientation. Solar Photovoltaics (PV) systems are to be installed in the common areas and clubhouse structure to help reduce energy loads.	Applicant to maintain documentation demonstrating compliance	Ongoing during the lifetime of the Project	Applicant	County of Los Angeles Department of Regional Planning

Environmental Factor	Project Design Features/Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>Utilities and Service Systems – Electricity and Natural Gas Project Design Features (continued)</p> <p>Residential Dwellings Energy Efficiency. All residential dwellings shall be designed and constructed to be a minimum of 15 percent better than the 2013 Energy Code.</p> <p>Solar Ready Roofs. A minimum of 250 square feet of non-shaded roof will be reserved on each home for a solar zone within a 110° - 270° orientation.</p> <p>Clubhouse Building Energy Efficiency. The clubhouse will be designed and constructed to meet zero net electric by incorporating passive solar techniques, high efficiency technologies, ENERGY STAR appliances, solid state LED adaptive lighting; coupled with solar PV to offset electrical loads.</p> <p>Solar Ready Roofs. A sufficient solar zone area will be designed as part of the clubhouse building and shade structures to maximize solar generation, while at the same time, maintaining aesthetic appeal with orientation between 110° - 270°.</p> <p>Solar Energy CC&Rs. Applicant shall develop Solar Energy CC&Rs to protect solar access throughout the community in perpetuity.</p> <p>Model Demonstration – EV Charging. Each builder will be required to have Electric Vehicle Chargers installed and functional in at least one of the models within each of the model complexes, and offer this as an option for every potential homebuyer. LED Street Lighting. The Project will utilize solid-state LED high efficacy street lighting throughout the Project's private streets, as approved by the local jurisdiction, for significant energy savings, maintenance and operations enhancements.</p>					



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

PROJECT NUMBER

98034-(5)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Revised Vesting Tentative Tract Map No.52584-1
Variance No. RVAR201300003
Conditional Use Permit No. RCUP201300081
Oak Tree Permit No. ROAK201300023
Environmental Assessment No. RENV201300138

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

SFI Los Valles LLC/Chuck Gilman, LDC

MAP/EXHIBIT

DATE:
7-19-16

SCM REPORT

DATE:
8-11-16

SCM DATE:

8-18-16

PROJECT OVERVIEW

A request to develop three large partially-graded lots into a gated single-family residential tract development.

Subdivision: To create 497 single-family lots, 13 public facility lots, 1 public park lot, 15 private recreation and access lots, 16 open space lots, 1 water tank lot, and 21 private and future street and private drive and fire lane lots (564 total lots) on 430.4 gross acres.

Variance: To authorize development within a Castaic Community Standards District (CSD)-mapped significant ridgeline area.

CUP: To authorize development within an urban hillside management area, onsite grading exceeding 100,000 cubic yards, density-controlled development, and an onsite water tank facility. Also to authorize a new proposed roadway within a Castaic Area CSD-mapped significant ridgeline area (qualifying for an exception to a Variance-- for access to public facilities).

Oak Tree Permit: To authorize encroachment into the protected zone of one non-heritage oak tree (Oak 22) and the removal one non-heritage oak tree (Oak 18).

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit "A" Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: th Revision (requires a fee):

LOCATION

Hasley Canyon Rd. and Del Valle Rd., Santa Clarita Valley

ACCESS

Hasley Canyon Road

ASSESSORS PARCEL NUMBER(S)

2866-062-032, -033; 3247-032-052

SITE AREA

430.4 gross acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley (OVOV)

ZONED DISTRICT

Newhall

SUP DISTRICT

5th

LAND USE DESIGNATION

H2 (Residential Two Units Per Acre) A-2

ZONE

A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)

CSD

CASTAIC AREA

PROPOSED UNITS (DU)

MAX DENSITY/UNITS (DU)

GRADING

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

497 Dwelling Units 860 Dwelling Units 7,683,840 cubic yards of grading total
3,841,920 cubic yards of cut. 3,841,920 cubic yards of fill.

ENVIRONMENTAL DETERMINATION (CEQA)

Pending FEIR review and staff comments or notes.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Vicente Banada (626) 430-5381 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

TR52584, approved

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. The Final EIR must be reviewed. Please read below for further details.

Environmental Determination:

Cleared Hold

1. Staff review of the FEIR is pending. Further comment may be necessary.

Cleared Hold

2. Ensure lots meet minimum width requirement (e.g. lot 229) and all lot line are clear (e.g. lots 87 and 88) prior to reproduction for public hearing.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3rd revision and thereafter), and
- Other materials requested by the case planner.

NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.



**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

PROJECT: TR 52584

MAP DATE: July 19, 2016

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**FINAL MAP
CONDITIONS OF APPROVAL**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
5. Submit a Preliminary Water Design Report, or equivalent, from Los Angeles County Waterworks District Number 36 for the proposed water line extension within this development confirming the design will meet the Fire Department's minimum fire flow requirement. Submit a copy for review prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.



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

PROJECT: TR 52584

MAP DATE: July 19, 2016

7. Any proposed alternate surface on any fire lane shall be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the alternate surface product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.
8. Any proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
9. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
10. All proposed roundabout shall provide a minimum unobstructed width of 20 feet between all raised medians/obstacles in order to provide adequate fire apparatus access. Additional access width may be required if the roundabout is within for a commercial and high density residential planning area. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
11. The proposed Park sites shall provide a minimum paved fire lane width of 26' for circulation purposes. Access compliance will be performed when the final design plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A prior to building permit issuance.
12. The proposed Water Tanks Lot shall provide a minimum unobstructed access road width of 15 feet with an all-weather access surface. The required width and surface for the access road will have to be accepted by the jurisdictional water company. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



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

PROJECT: TR 52584

MAP DATE: July 19, 2016

13. Install 52 Residential public fire hydrants and install 1 Commercial public fire hydrant for this development. The required fire hydrants are plotted on the Tentative Map, copy is located in the Fire Department file. The location might change depending on the requirements by the jurisdiction water company.
14. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
15. The required fire flow from the Residential public fire hydrants for this development, if the future single family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
16. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the Residential public fire hydrants for this development can be up to 4000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
17. The required fire flow from the Commercial public fire hydrant for the Recreation Center building can be up to 1500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Department during the architectural plan review process prior to building permit issuance.
18. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
19. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
20. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

Reviewed by: Juan Padilla

Date: August 17, 2016



**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

PROJECT: TR 52584

MAP DATE: July 19, 2016

21. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
22. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
23. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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 #	52584	DRP Map Date:	07/20/2016	SCM Date:	//	Report Date:	08/16/2016
Park Planning Area #	35B	CASTAIC/VAL VERDE	CSD: Castaic			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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.

Park land obligation in acres or in-lieu fees:

ACRES:	5.11
IN-LIEU FEES:	\$1,013,257

Conditions of the map approval:

The park obligation for this development will be met by:

The dedication of 5.28 acres for public park purposes.
Conditions of approval attached to report.

Trails:

See also attached Trail Report.

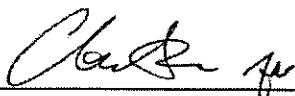
Comments:

***Advisory:

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.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: 
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	52584	DRP Map Date:	07/20/2016	SMC Date:	/ /	Report Date:	08/16/2016
Park Planning Area #	35B	CASTAIC/VAL VERDE	CSD:	Castaic		Map Type:	REV. (REV RECD)

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

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = 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 2000 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.
- 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 = Proposed Units + Exempt Units

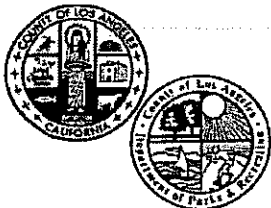
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.43	0.0030	497	5.11
M.F. < 5 Units	2.95	0.0030	0	0.00
M.F. >= 5 Units	2.45	0.0030	0	0.00
Mobile Units	2.80	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				5.11

Park Planning Area = 35B CASTAIC/VAL VERDE

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	5.11	\$198,289	\$1,013,257

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
511	Public Park	5.28	100.00%	5.28	Public
Total Provided Acre Credit:				5.28	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
5.11	5.28	0.00	-0.17	\$198,289	\$0



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

August 16, 2016

Mr. Steven Jones, AICP
Principal Regional Planning Assistant
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Jones:

**VESTING TENTATIVE TRACT MAP (VTTM) 52584 (LOS VALLES)
PARK AND TRAIL CONDITIONS OF MAP APPROVAL P
REGIONAL PLANNING MAP DATED JULY 19, 2016**

This letter details the Department of Parks and Recreation (Department)'s park and trail conditions of map approval for the above map.

PARK CONDITIONS

As shown in the attached Park Obligation Report, the basic Quimby park land obligation for this proposed residential subdivision is 5.13 net acres (maximum slope 3%). For details, see attached Park Obligation Report and Worksheet. The Subdivider is proposing to include one public park as part of the subdivision: Lot 511 (5.28 net acres). The Department recommends that the Subdivider develop and then convey to the County the public park provided that the site is deemed acceptable after a review of the required submittals listed below. For detailed requirements for pre-public hearing submittals referenced in the following conditions, please refer to the Public Park Checklist of Required Submittals attached to this report.

1. Subdivider shall convey to the County a developed, 5.28 net-acre Public Park ("the Public Park"), shown on Lot 511 within the Vesting Tract Map No. 52584.
2. The Public Park shall contain the following improvements which are listed in the Facility Program that was approved in July 2015: Parking lot, restroom building, children's play areas for ages 2-5 and 5-12, group picnic shelter, walking path, benches, open turf play area, landscaping, and signage.

3. The following off-site improvements to the Public Park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer and telephone).
4. Prior to the Department clearing the first final (unit) map containing housing, Subdivider shall enter into a Park Development Agreement (PDA) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the Public Park in accordance with updated costs estimates for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on November 15, 2011, 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). Bonds may need to be updated prior to construction commencement if contracted construction costs change. For more information, please refer to the link below:
<http://file.lacounty.gov/bos/supdocs/64684.pdf>.
5. Prior to the Department clearing the first final (unit) map containing housing, and for the Public Park, Subdivider shall submit a critical path method (CPM) schedule ("Park Delivery Schedule"). Said schedule shall include design development submittals and submittals required for the various stages of construction document development, permits and approvals, park construction commencement and completion dates, ALTA title policy, deed preparation and review, and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this condition, the Department shall give written notice to Subdivider requesting submittal of the delinquent schedule update. Notice shall be deemed given when deposited in the U.S. Post Office or reliable over-night courier; postage prepaid, addressed to Subdivider, or by personal delivery to Subdivider's relevant address set forth in the PDA. If the requested update is not received within thirty (30) days after such notice is given, the Department will withhold further clearance of unit maps until the delinquent schedule update is received.

6. Lot 511, Public Park:

- a. Subdivider shall enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing.
 - b. Subdivider shall commence Public Park construction prior to the County issuing the 200th residential building permit and complete park construction and convey the park to the County 14 months after construction commencement. Commencing when the first residential building permit is issued, Subdivider shall submit monthly reports to the Department that identify for each unit map the number of residential units for which building permits were issued ("permitted units") for the month and cumulative to date, and which relate permitted units to owner, building number, building type (e.g., single family home, condominium, apartment) and lot number. The monthly reports are due on the first County business day of each month until the park is conveyed to the County. Failure to provide the Department with a report or to commence construction prior to the 200th residential building permit, or to convey the park to the County prior to the 400th residential building permit will result in the Department requesting the Department of Public Works, to withhold further issuance of residential building permits until the respective report is received or park construction is commenced, or the park is conveyed to the County.
 - c. Construction commencement is defined as the Subdivider starts precise grading and/or installing utilities for the Public Park.
7. Whenever a final map having multiple residential units on one or more lots is submitted to the Department for clearance, it shall be accompanied by a letter/table signed by the engineer of record identifying each residential lot by the number and amount of residential units organized into the following categories.
- a. Single-Family (SF) detached units (includes detached condominium product);
 - b. Multi-family dwelling units, <5 units per building (duplex-, tri-plex-, four-plex-, and town-home product types, condominiums and apartments); and
 - c. Multi-Family dwelling units, 5 or more units per building (townhomes, condominiums, apartments).
8. Subdivider shall submit park plans and specifications to the Department for review and approval during the design development stage (100%), fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications shall be in Construction Specification Institute (CSI) 8 ½-inch by 11-inch book format. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the

Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings and specifications. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of the next said stage unless it is determined that the change is significant whereas the construction document would be resubmitted prior to permission by Department for Subdivider to proceed with the next stage. The Public Park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.

9. Subdivider shall obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the Public Park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the Public Park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines. Playground certification shall be met by providing a satisfactory report from a third party independent auditor that holds a current certification as a Playground Safety Inspector in good standing by the National Playground Safety Institute.
10. Subdivider shall designate and identify a project manager who will oversee design and construction of the Public Park. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the Public Park site and the park improvements for inspection purposes and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage

test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

11. Subdivider shall provide the Department with written Notice of Construction Commencement for the Public Park site. Construction Commencement is defined as when the Subdivider starts installing utilities for the Public Park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.
12. Upon Department's Notice of Acceptance of Completed Park Improvements, Subdivider shall provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the Public Park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD format.
13. Subdivider shall convey the Public Park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those not interfering with the use of the property for park or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the Public Park, and shall deliver the recorded deed to the Chief Executive Office - Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.

Mr. Steven Jones
August 16, 2016
Page 6 of 8

14. Any major change proposed by the Subdivider to the Public Park's size (not more than a variance of two (2) acres), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by the Department's Design Review Committee, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.

TRAIL CONDITIONS

The Department is requiring the Subdivider to dedicate a sixteen foot wide multi-use (hiking, equestrian, and mountain biking) easement and construct a variable-width seven (7) to ten (10) foot wide trail within said easement. The location of the proposed Hasley Canyon Trail (Trail) alignment, as shown on map is acceptable to the Department.

The Department's trail conditions of map approval are as follows:

1. Subdivider shall dedicate to the County of Los Angeles a sixteen-foot (16') wide Hasley Canyon Multi-Use Trail easement, as shown within the proposed open space lots 524 and 525 on map sheet five (5) of eight (8) and map sheet eight (8) of eight (8).
2. Subdivider is responsible to construct a variable-width seven (7) to ten-foot (10') wide "natural-surface" trail within said easement. See Trail Classification Guidelines for "Natural Trail 1" within Section 4.3.1 of the County of Los Angeles Trails Manual (Trails Manual) at www.trails.lacounty.gov/Documents.
3. Full public access shall be provided for the regional multi-use trail.
4. Trail Easement dedications shall be outside the public road right-of-way.
5. Prior to project grading, the Subdivider shall:
 - a. Submit grading plans to the Department with detailed grading information for the Hasley Canyon Trail. The detailed grading information for trail construction shall conform to the County Trails Manual Section 4 and any applicable County codes, but not limited to the following:
 - i. Cross slope gradients not to exceed four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not-to-exceed twelve percent (12%) for more than fifty feet (50').
 - ii. Typical trail section and details to include:

- Width and name of trail
 - Longitudinal (running) gradients
 - Cross slope gradients
- iii. Bush hammer (or equivalent) finish at minimum width of eight (8') feet for roadway trail crossings at all concrete surfaces.
 - iv. Appropriate fencing where deemed necessary, for trail user safety, as approved in writing by the Department.
 - v. Any streetlight pole(s) must have cross-walk activation buttons at two (2) heights to accommodate both pedestrian and equestrian traffic. Request coordination with Public Works to address crosswalk design standards.
 - vi. Any mid-point trail street crossings must be approved by the Department of Public Works.
6. After project and trail grading approvals, but prior to building permit issuance, the Subdivider shall:
- a. Submit a preliminary construction schedule showing milestones for completing the Trail. Provide updated trail construction schedules to the Department on a monthly basis.
 - b. Stake the centerline of the Trail and then schedule a site meeting with the Department's Trails Section for trail alignment inspection and approval.
7. Subdivider shall design and construct the specified width of trail within the sixteen foot (16') dedicated easement in a manner consistent with the Trails Manual. The Trails Manual is available online at www.trails.lacounty.gov/Documents. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by the Department.
8. Subdivider shall notify the Department within five (5) business days of completion of trail construction including installation of all required amenities for a Final Inspection Trail Walk to ensure the Trail has been constructed in compliance with the Trails Manual design guidelines. Any portions of the constructed Trail not approved, shall be corrected and brought into compliance with the trail design guidelines within thirty (30) calendar days. The Subdivider shall then call the Department to schedule another site inspection.

Mr. Steven Jones
August 16, 2016
Page 8 of 8

9. Prior to the Department's final acceptance of the constructed trail alignment for the Hasley Canyon Trail, the Subdivider shall:
 - a. Submit electronic copies on CD or DVD (AutoCAD) of the as-built Trail, grading and construction drawings to the Department's Trails Planning Section.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will issue a trail acceptance letter only after receiving: 1) A written request for final trail approval and; 2) As-built trail drawings.

If you have any questions regarding the park conditions, please contact Loretta Quach of my staff at (213) 351-5120 or lquach@parks.lacounty.gov. For questions regarding the trail comments, please contact Robert Ettleman at (213) 351-5134 or by e-mail at rettleman@parks.lacounty.gov

Sincerely,



Kathline J. King
Chief of Planning

KK:LQ:RE:or 52584 Park and Trail Conditions

Attachments

- c: iStar (A. Barrett)
Land Design Consultants (C. Gilman)
CEO/RED (R. Hernandez)
Parks and Recreation (J. Gargan, N. E. Garcia, J. Smith, C. Lau, L. Quach, S. Kleinknecht, J. McCarthy, F. Moreno, R. Ettleman)

Los Angeles County Department of Parks and Recreation

**SUBDIVISION MAP REVIEW
TENTATIVE MAP STAGE – PRE-PUBLIC HEARING
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS**

When proposing a public park, please submit the following items to the Department of Parks and Recreation (Department) for the Department's clearance for the public hearing stage. Include an electronic file (PDF) for each submittal:

- PARK SITE GRADING PLAN** – Provide a small scale (1" = 40') drawing that shows park lot boundary lines and the proposed limits of grading to achieve the level (net acreage: maximum slope 3%) pad upon which the park will be developed. Note the net acreage, the park's lot number, and identify land use adjacent to the park lot. Include a vicinity map insert showing the park in context to the subdivision and the subdivision's surrounding area. This submittal will be used by the Department when developing the Facility Program that will be given to the Subdivider to base the park's schematic design on.
- PARK SCHEMATIC DESIGN** – Schematic design at scale 1" = 40' for proposed park(s) showing proposed improvements, their relationships, and space requirements. Submit this plan on sheets 24" x 36" in size or larger and include the following information:
 - Gross Acreage Notation;
 - Net Acreage (maximum slope 3%) Notation and limits of grading line for net acreage;
 - Park Site(s) Lot Number(s)
 - Park Lot Boundary Lines;
 - Layout of Park Improvements;
 - Owner and Consultant/Designer Information and Drawing Date;
 - Pertinent topographical features;
 - Hazard Zone Information (flood plains, seismic set back zones etc.);
 - Easements(s) or Rights-of-Way Lines (including conservation easements) – existing and proposed;
 - Trails and Staging Area(s);
 - Names of Adjacent Streets;
 - Graphic Scale (1" = 40');
 - North Arrow; and
 - Legend of Improvements and Symbols;
 - Parking Space Calculation Table showing: 1) total number of parking spaces required by Section 22.52.1175 of the Los Angeles County Code; 2) total number of parking spaces provided; and 3) number of handicapped accessible spaces.

The Park Schematic Design must be reviewed and approved by the Department's Design Review Committee (DRC).

- PARK EXHIBIT MAP** (include as sheet to the Tentative Map/C.U.P Exhibit A): This is the DRC-approved Schematic Design converted into a line—preferably CAD—drawing.
- PHASING MAP, EXHIBIT & TABLE** (include as a sheet to the Tentative Map) – Map must show each phase and related unit map numbers. Include a table which shows for each unit map, the number of residential units in column form for each of the following categories:
 - Single-family detached;
 - Multi-family dwelling units, less than 5 units per building;
 - Multi-family dwelling units, 5 or more units per building;
 - Total number of residential units in each column category; and
 - Cumulative total for all units combined (phase-to-phase running total amount of units), and projected recordation dates of each unit map.

Los Angeles County Department of Parks and Recreation

**SUBDIVISION MAP REVIEW
TENTATIVE MAP STAGE – PRE-PUBLIC HEARING
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS**

- SCHEMATIC DESIGN LEVEL COST ESTIMATE** – Provide schematic design level cost estimate to design and build the proposed park(s).
- PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)** – Submit one (1) hardcopy of the ESA and a CD-ROM containing the report. The ESA must:
 - Be prepared for each proposed public park site by a State of California Registered Professional Geologist or Registered Civil Engineer;
 - Meet all current Environmental Protection Agency (EPA) requirements;
 - Meet ASTM E1527-05 or current standards; and
 - Be less than one year old.

Submit copies of all existing Phase I, Phase II ESAs, and Phase III Site Remediation Reports for each park site and/or for the proposed land subdivision.
- GEOTECHNICAL REPORT** – The Department will request Public Works' Geotechnical and Engineering Division to review the geotechnical report that the applicant submits to Public Works to determine the geotechnical stability of each proposed park site.
- PRELIMINARY TITLE REPORT** – Submit a preliminary title report on the park site(s) and copies of all existing easements affecting the park site.
- COPIES OF ALL EASEMENT DOCUMENTS AFFECTING PARK SITE(S)** – Submit copies of all recorded easements or other encumbrances affecting the proposed park site(s) with a notation on the Park Exhibit Map stating Subdivider's intent to coordinate the quit claim of particular easements with the Chief Executive Office's Real Estate Division.
- LETTER FROM SCHOOL DISTRICT (if applicable)** – Submit a letter from the school district serving the proposed subdivision that certifies that the school sited adjacent to the proposed public park can meet its recreational requirement without using land dedicated for park purposes.



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91708
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Solis
First District
Mark Ridley-Thomas
Second District
Shella Kuehl
Third District
Dan Knabe
Fourth District
Michael D. Antonovich
Fifth District

August 15, 2016

Tentative Tract Map No. 52584-1

Vicinity: Newhall

Tentative Tract Map Date: July 19, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of **Tentative Tract Map 52584-1** based on the use of public water (Los Angeles County Waterworks District No. 36) and public sewer as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

A handwritten signature in black ink, appearing to read "V. Bañada".

VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

August 13, 2013

Jodie Sackett, Regional Planner
Department of Regional Planning
Land Division Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Sackett:

OAK TREE PERMIT NUMBER 2013-00023

PROJECT NUMBER 98034

LOCATED NEAR THE INTERSECTION OF HASLEY CANYON ROAD AND DEL VALLE ROAD "LOS VALLES" APNS 2866-032, -033; 3247-032-052

We have reviewed the "Request for Oak Tree Permit #2013-00023." The project is located near the intersection of Hasley Canyon Road and Del Valle Road in the unincorporated area of Castaic. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Land Design Consultants, Inc., the consulting arborist, dated May 13, 2013.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (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 conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLARKMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Department, Forestry Division 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 of Regional Planning and the County Forester, any failure to fully comply with the conditions of the 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.

3. 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 the Conditional Use Permit.
4. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site, as necessary. 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 five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
5. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval, shall be kept 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, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL:

6. This grant allows the removal of one (1) tree of the Oak genus (*Quercus agrifolia*) identified as Tree Number 18 on the applicant's site plan and Oak Tree Report. 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 treated as recommended by the consulting arborist.
7. 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 County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
8. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

9. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for each tree removed for a total of two (2) mitigation trees. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.
10. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.
11. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed source.
12. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource 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."
13. The permittee 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 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 of Regional Planning and the County Forester, indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive three (3) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
14. 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 they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

15. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
16. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) 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

Jodie Sackett, Regional Planner
August 13, 2013
Page 4

Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

17. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
18. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
19. 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 tree.
20. Violations 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.
21. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division, for all enforcement efforts necessary to bring the subject property into compliance.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



J. LOPEZ, ACTING ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

Jl: jl

Enclosure

The following report consisting of 185 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. 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.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. 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 Registrar-Recorder/County Clerk's Office. 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.
4. In lieu of establishing the final specific locations of structures on each lot 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, Underground 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.
5. 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 Public Works.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Furnish Public Works' 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.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
11. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
12. The first unit of this subdivision shall be filed as Tract No. 52584-01, the second unit, Tract No. 52584-02, and so forth and the last unit, Tract No. 52584.
13. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
14. Grant ingress/egress and utility easements to the public over the private and future or future streets.
15. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
16. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
17. 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 Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 52584 (Rev'd)

Page 3/3

TENTATIVE MAP DATED 07-19-2016
EXHIBIT "A" DATED 07-19-2016

19. Permission is granted to record large lots (20-acre or more) parcel/tract map as shown on the insert map provided street right of way and slope easements are dedicated along the latest IEC approved alignment on Hasley Canyon Road to the satisfaction of Public Works. In addition, make an offer of private and future right of way and slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.
20. Within 30 days of the approval date of this land use entitlement or at the time of 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.

+10

Prepared by Aissa Carrillo
tr52584L-rev'd map-rev4-rev'd01-05-2017.doc
<http://planning.lacounty.gov/case/view/98-034/>

Phone (626) 458-3126

Date Rev. 01-05-2017



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 52584

TENTATIVE MAP DATE: 07/19/2016
EXHIBIT MAP DATE: 07/19/2016

HYDROLOGY UNIT CONDITIONS OF APPROVAL

1. The Project shall comply with all Low Impact Development requirements. If Off-Site Improvements are constructed, which would eliminate the need for On-Site Improvements, Permittee shall submit an alternate hydrology study for review and approval of the Department of Public Works. The improvements shown on Sheet 5 of the tentative map shall not be approved until the Off-Site Improvements are constructed and the alternate hydrology study approved by the Department of Public Works.
2. Permittee shall record a covenant on any and all lots that are required to be improved with On-Site Improvements. The covenant shall require that the Project site be maintained as depicted on Sheet 6 of the tentative map until such time as the Department of Public Works approves an alternate hydrology study allowing the On-Site Improvements to be removed. The covenant shall be approved by the Department of Regional Planning prior to recordation. The Department of Regional Planning shall release the covenant so that it may be removed from title upon the Department of Public Works' approval of an alternate hydrology study allowing removal of the On-Site Improvements.
3. Upon completion of Off-Site Improvements to the satisfaction of the Department of Public Works, permittee shall remove the On-Site Improvements and either restore the property to open space or develop it in accordance with this Revised Vesting Tentative Tract Map No. 52584 and accompanying entitlements (Variance No. 2013-00003; Conditional Use Permit No. 2013-00081; Oak Tree Permit No. 2013-00023), and any amendments or revisions thereto.
4. To guarantee that the On-Site Improvements will be removed, permittee shall, prior to the issuance of a building permit for the 400th residential unit, guarantee its performance by furnishing bonds or other instruments acceptable to the Department of Public Works, which shall be returned to the permittee at such time as the On-Site Improvements are removed to the satisfaction of the Department of Public Works.

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 11/06/2016, or the latest revision, to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Wildlife.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Army Corps of Engineers.
5. A maintenance permit is required from the State Department of Fish and Wildlife, the Army Corps of Engineers, and/or the State Water Resources Control Board to the satisfaction of the Department of Public Works.



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**


900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all water quality devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Department of Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

Prior to Improvement Acceptance for Public Maintenance:

1. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Review by:  Date: 01/23/2017 Phone: (626) 458-4921
Andrew Ross

PCA LX001129/A869
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 1

Tentative Tract / Parcel Map 52584 Tentative Map Dated 7/19/16 (Street Profile Ex.) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 3,841,920 yd³ Location Castaic/Hasley Canyon APN _____
Geologist A.E. Seward Engineering Geology Subdivider SFI Los Valles LLC
Soils Engineer A.E. Seward Engineering Geology Engineer/Arch. Land Design Consultants, Inc.

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: 1/5/16, 6/7/13, 8/27/04, 4/16/03, 1/9/01, 6/7/00, 3/31/00, 10/22/99, 1/15/99

References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

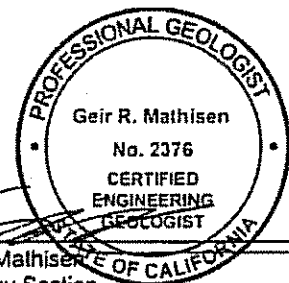
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- 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:

THE SOILS REPORT DATED 6/7/13 INDICATES THERE MAY BE ENVIRONMENTAL CONCERNS REGARDING THE PRESENCE OF OIL WELLS.

Prepared by



Geir Mathisen
Geology Section

Date 8/11/16

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.

052584, Castaic, TTM-8_A

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:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.)
3. Remediation to the existing and previously graded area is required. Engineering of the remediation shall be detailed on the grading plans.
4. Details and limits of the proposed westerly drainage mitigation shown on the tentative map are not necessarily approved. All improvements will be detailed, reviewed, and approved with the final engineering plans. The improvements shall satisfy CEQA findings and appropriate jurisdictional agencies such as and not limited to Fish and Wildlife, Army Corps of Engineers, and Regional Water Quality Control Board. Approval of the jurisdictional agencies for any onsite, offsite or payment into mitigation bank, or any combination thereof, shall be obtained and submitted prior to the recordation of the final map.
5. No impact to downstream properties analysis must be performed with the hydrology study. A drainage acceptance letter from the downstream property owner must be obtained if it deemed necessary.
6. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The location/alignment and details/typical sections of any park/trail, as shown on the

grading plan, to the satisfaction of the Department of Parks and Recreation.

- c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
- 7. Record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

- 8. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
- 9. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.
- 10. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing flows from off-site.

Name Nazem Said  Date 8/10/2016 Phone (626) 458-4921

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. 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.
4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds provided in the following Condition No. 6
6. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with the following design speeds and sight distances:

Right of way (Ft)	Min. Centerline Radius (Ft)	Design Speed (Mph)	Sight Distance (Ft)
64	350	40	415
60	250	30	310
58	100'	25	260

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required

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7. 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 60 feet to 58 feet of right of way.
8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
10. Permission is granted to use 12% grades on Hayward Drive at locations to the satisfaction of Public Works.
11. The maximum permissible grade of Hayward Drive across the intersection with Barcelona Drive is 10%.
12. Provide minimum landing area of 100 feet for local collectors (64-foot wide right of way), 50 feet for local access roads (60-foot wide right of way), and 25 feet for cul-de-sac (58-foot wide right of way) at a maximum 3 percent grade on all "tee" intersections.
13. Provide intersection (vertical) sight distance for a design speed of 60 mph on Hasley Canyon Road from Los Valles Drive.
14. Depict all line of sight easements on the road plan, and on landscaping and grading plans.
15. Provide standard property line return radii of 13 feet at all local street intersections.
16. Provide standard property line return radii of 27 feet at the intersection .of Los Valles Drive and Hasley Canyon Road to the satisfaction of Public Works.
17. Dedicate right of way 40 feet from centerline and easement for road and drainage purposes on Hasley Canyon Road east of new Del Valle Road per C.S.B.-5149/P-195 or per the latest I.E.C. approved alignment. The centerline alignment on the new Del Valle Road is per P- 269.
18. Dedicate right of way 32 feet from the latest I.E.C. approved centerline on Hasley Canyon Road west of new Del Valle Road along the property frontage.

19. Make an offer of eight feet of future right of way beyond the 32 feet dedication from the latest I.E.C. approved alignment on Hasley Canyon Road west of new Del Valle Road.
20. Dedicate easements for road and drainage purposes on Hasley Canyon Road west of the new Del Valle Road to the satisfaction of Public Works.
21. Dedicate a minimum of 78 feet of right of way on Los Valles Drive from Hasley Canyon Road to the roundabout to the satisfaction of Public Works. Additional right of way for turning lanes may be required on this street.
22. Dedicate right of way for the roundabout at the intersection of "A" Street and Los Valles Drive to the satisfaction of Public Works.
23. The design detail of the roundabout is not necessarily approved. The design will be reviewed at the improvement plan submittal stage to the satisfaction of Public Works.
24. Dedicate right of way 32 feet from centerline on Los Valles Drive from the roundabout to Barcelona Drive, on Barcelona Drive, on Hayward Drive (including the cul-de-sac) to the satisfaction of Public Works.
25. Dedicate right of way 30 feet from the centerline on Vista Grande (including cul-de-sac), on "R", "S", "T" to the satisfaction of Public Works. Additional right of way for the construction of street knuckles will be required.
26. Dedicate right of way 29 feet from centerline on "U" Street (including the cul-de-sac) to the satisfaction of Public Works.
27. The alignment of Hayward Drive must be compatible with Tract 44800 to the east and the alignment of Barcelona Drive must be compatible with Tract 44471 to the north.
28. Make an offer of private and future right of way 32 feet from centerline on "A" Street, "B" Street, "E" Street and Los Altos Drive from "B" Street to "P" Street to the satisfaction of Public Works.
29. Make an offer of private and future right of way 30 feet from centerline on Los Montanes Drive, Buena Vida Way from "B" Street to "V" Street, "CC" Street from

"B" Street to "G" Street, "N" Street, and "P" Street to the satisfaction of Public Works.

30. Provide additional right of way in the vicinity of the gated entrances on "A" Street, "B" Street, and Los Montanes Drive with adequate numeric keypads setback from the right of way (50 feet minimum) and turnaround (radius of 32 feet minimum) to the satisfaction of Public Works.
31. Construct the gated entrances to the satisfaction of Public Works. Provide a minimum of 50 feet of stacking length in the vicinity of the gated entrance to the satisfaction of Public Works. If an entry key pad is provided preceding the gate, the staking length shall be measured from the entry key pad to the road right of way line. The median nose at the gated entrance shall be set back a minimum of 20 feet from the right of way.
32. Make an offer of private and future right of way 29 feet from centerline including a standard cul-de-sac bulb on Los Altos Drive east of "P" Street, Buena Vida Way north of "V" Street, "CC" Street west of "G" Street, "G" Street, "H" Street, "N" Street west of "Q" Street, "Q" Street, "V" Street and Belleza Way.
33. Permission is granted to reduce the parkway width from 12 feet to 3 feet on the westerly side on the interior single loaded cul-de-sac Belleza Way to the satisfaction of Public Works.
34. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
35. Construct curb, gutter, base, pavement, and sidewalks (adjacent to property line) on all dedicated and private and future streets within the tract boundaries in accordance with the typical sections on the tentative map to the satisfaction of Public Works.
36. Plant street trees and provide irrigation system for street trees within the tract boundaries to the satisfaction of Public Works.
37. Construct additional pavement on Hasley Canyon Road at Los Valles Drive to provide a left-turn lane and transitions to the satisfaction of Public Works.

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38. Comply with the following street lighting requirements:
- a. Provide street lights on concrete poles with underground wiring on all local streets except future streets within the tract boundaries to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed 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 (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and for any questions at (626) 300-4726.
 - c. Note that the annexation and assessment balloting process takes approximately ten to twelve 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. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer billing, the area must be annexed into

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the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.

- e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the 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.
39. Provide street names and install street name signs prior to occupancy of buildings.
40. Install postal delivery receptacles in groups to serve two or more residential units to the satisfaction of the Postal Service and Public Works.
41. Prepare signing and striping plans (interim and ultimate) for Hasley Canyon Road within or abutting this subdivision to the satisfaction of Public Works.
42. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
43. Prior to final map approval, 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 to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
44. A traffic study was reviewed and approved by Public Works. Comply with the traffic mitigation measures as indicated on the attached letter dated March 17, 2015 from our Traffic and Lighting Division to the satisfaction of Public Works
45. Prior to Building permit issuance, pay the fees established by the Board of Supervisors for the Castaic 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 permit issuance. The current applicable fee is \$20,190 per factored unit and is

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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.

B&T credits shall be provided to the subdivider in accordance with the attached "Settlement Agreement and Release" (Document No. 20111206190, dated 09/06/2011) between the subdivider and the County of Los Angeles.

Credits will only be made on improvements constructed by the subdivider that are include as District improvements and are deemed ultimate improvements (as opposed to interim improvements).

46. Additional comments/requirements:

- a. The proposed roundabout alternative (Roundabout Detail on the CUP Exhibit A map) is not necessarily approved. If permitted, the subdivider shall provide right of way and meet design standards to the satisfaction of Public Works.
- b. The proposed profiles on the Exhibit are not necessarily approved. The subdivider shall meet all design standards to the satisfaction of Public Works.
- c. An offer of future right of way 64 feet in width to The County of Los Angeles along the westerly tract boundary between the existing right of way of Hasley Canyon Road and the southerly boundary of APN 3247-032-026 (the Lombardi property) has been recorded per Document No. 20072211391. Make an offer of easement for road construction purposes in addition to the aforementioned offer of future right of way to the satisfaction of Public Works.

Prepared by Joseph Nguyen
tr52584r-rev5



Phone (626) 458-4921

Date 01-10-2017



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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

TR 52584

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

March 17, 2015

IN REPLY PLEASE
REFER TO FILE T-4

Mr. David S. Shender, P.E.
Linscott, Law & Greenspan, Engineers
20931 Burbank Boulevard, Suite C
Woodland Hills, CA 91367

Dear Mr. Shender:

**LOS VALLES PROJECT
TRAFFIC IMPACT ANALYSIS – MAY 20, 2014
UNINCORPORATED CASTAIC AREA**

As requested, we reviewed the Traffic Impact Analysis (TIA) for the Los Valles project located at the intersection of Del Valle Road and Hasley Canyon Road in the unincorporated Castaic area.

We generally agree with the TIA that the traffic generated by a project alone will not have a significant impact to County roadways or intersections in the area.

We generally agree with the TIA that the traffic generated by this project and other related projects will have a significant cumulative impact at the intersection listed below. The improvements listed below are currently under construction and are expected to mitigate the project's significant cumulative impact at the intersection.

Commerce Center Drive at State Route 126

- Widen State Route 126 from two to four through lanes in each direction along Commerce Center Drive.
- Convert the existing signalized intersection into a full movement, grade-separated interchange.
- Construct new on- and off-ramps on Commerce Center Drive and Henry Mayo Drive.
- Install traffic signals for newly constructed ramps.
- Realign Henry Mayo Drive.

FILE COPY

Mr. David S. Shender
March 17, 2015
Page 2

In the event the Environmental Impact Report (EIR) prepared for the Los Valles project determines that the project would result in significant impacts to the California Department of Transportation facilities, the project also needs to reach an understanding with Caltrans as to the improvements necessary to mitigate the identified impacts. Therefore, if the EIR identifies significant impacts to Caltrans' facilities, the following mitigation is required:

The applicant shall consult with Caltrans to determine the improvements necessary to mitigate the significant impacts to State Highway facilities that would result from the addition of project traffic. Once the improvements are determined, the applicant shall either construct the necessary improvements or pay an equitable share consistent with applicable law towards construction of the improvements. In furtherance of this requirement, if the EIR identifies significant impacts to Caltrans' facilities, the applicant shall enter into a traffic mitigation agreement with Caltrans before or within 6 months of certification of the Los Valles project's EIR.

The project is located within the Castaic Bridge and Major Thoroughfare District. Consequently, the project shall pay its share of the Castaic Bridge and Major Thoroughfare District fees prior to approval of the final map. Please contact Land Development Division for the determination and payment of these fees.

If you have any questions regarding the review of this document, please contact Mr. Kent Tsujii of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4776.

Very truly yours,

GAIL FARBER
Director of Public Works



DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

KRC:mrb
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bc: Land Development (Narag)

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 and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12056AS, dated 02-09-2014) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. 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. If the sewer mainline along Los Valles Drive (PC 11838) near the intersection of Los Valles Drive and Hasley Canyon Road does not exist at the time of construction, the subdivider shall construct the sewer to connect to PC 11572 as indicated on the tentative map.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.
5. Provide a minimum 10-foot sewer easement on the private street; and private driveway and fire lane to the satisfaction 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. A water system (including any approved water pump stations) maintained by the water purveyor, 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. There shall be filed with Public Works 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.
3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

Prior to building permits are issued:

4. Submit landscape and irrigation plans for each open space lot in the land division with an aggregate landscape area equal to or greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. If recycled water will be available from CLWA, install a separate water irrigation system for recycled water use per landscape plans.