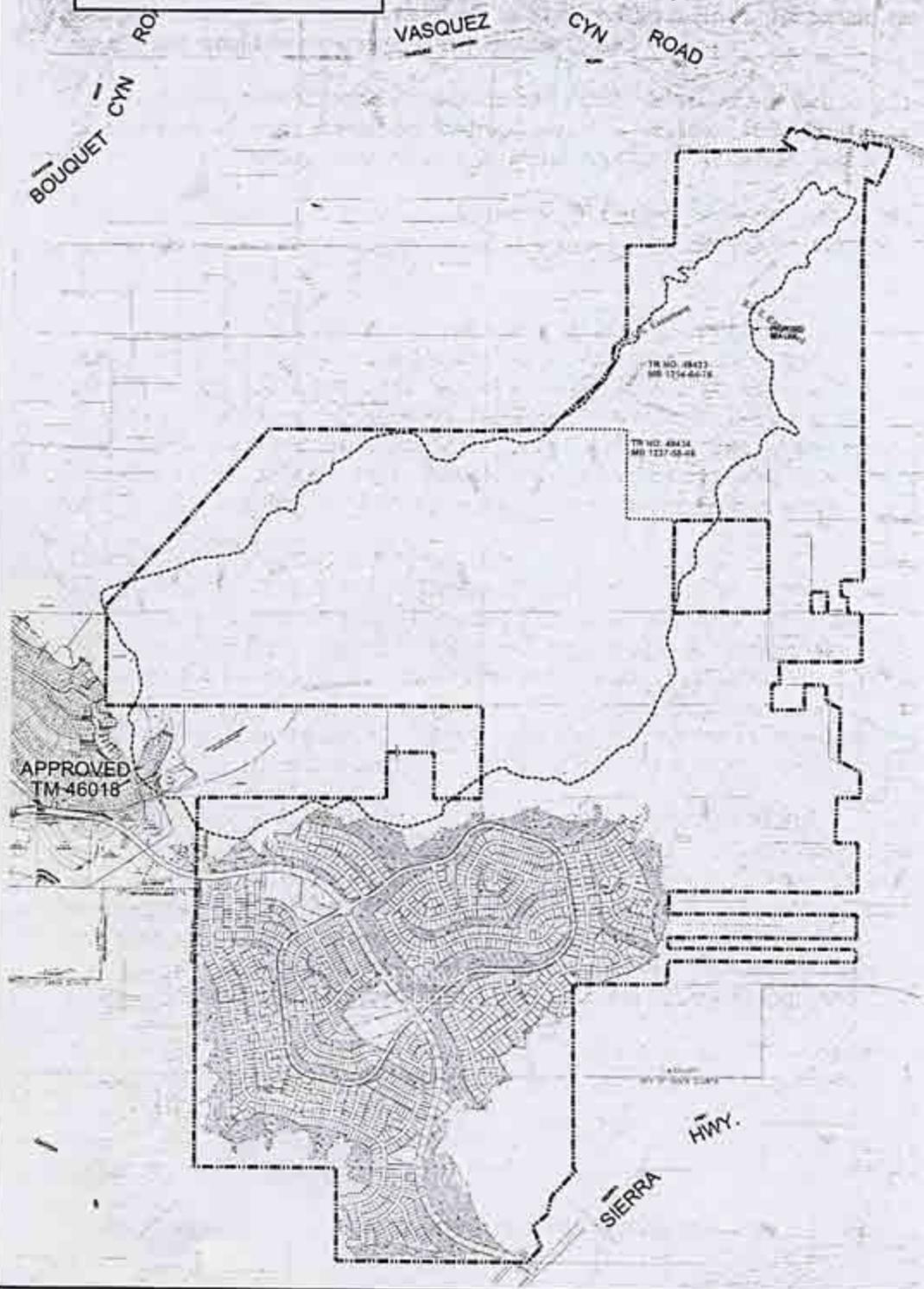


Attachment
SMMC
December 6, 2004
Item 9(b)

LEGEND

--- Project Boundary



Not to scale

Source: Sikand, 2004

Figure 5
Vesting Tentative Tract No. 060922

EXISTING LAND USE AND ZONING DESIGNATIONS

As shown in Figure 3, the Santa Clarita Valley Area Plan Land Use Policy Map designates the project site as U1 (Urban 1.1 to 3.3 dwelling unit [du]/ acre), U2 (Urban 3.4 to 6.6 du/acre), U3 (Urban 6.7 to 15 du/acre), N (Non-Urban 0.5 to 1.0 du/acre), W (Floodplain), and HM (Hillside Management).

As shown in Figure 4, the County of Los Angeles Zoning Code designates the project site for agricultural uses, including A-2-1 (Heavy Agricultural), and A-1-1 and A-1-10,000 (Light Agricultural).

PROJECT DESCRIPTION -

Land Use

The project applicant proposes to develop approximately 592 acres of the site with 1,325 single-family residential lots with pads ranging in size from 4,830 to 7,350 square feet along with a 10-acre school site and approximately 10 acres of public park land. Development is proposed for the southern portion of the property where slopes of 25 percent or less are located. The northern 1,604 acres of the site would remain preserved as open space and managed by an as yet to be determined entity. A copy of the map is included as Figure 5.

Grading

Grading and associated earthwork would require the movement of approximately 20 million cubic yards of earth (cut/fill) that would occur exclusively on the southern 592 acres of the 2,196-acre site and immediately adjacent properties to the southeast and west for project access. Approximately 32 percent of the grading would be associated with a proposed off- and on-site public street improvement to extend Whites Canyon Road to the project site. Within the 592 acre portion of the property, mass grading would take place to provide for major roads and infrastructure, establish drainage patterns and for creation of building pads for the various land uses within the project.

The overall grading and earthwork proposal includes approximately 10.54 acres off-site associated with the extension of Whites Canyon Road to Plum Canyon Road. For approximately 1.42 acres of this off-site area, permission will be sought to undertake grading on land owned by the Federal government. Approximately 65,000 cubic yards of fill would be placed on this property with a maximum fill depth of 100 feet.

Infrastructure

The project will construct a network of collector roads to provide local access to land uses associated with the proposed project. Primary access to the tract is provided by the off-site extension of Whites Canyon Road from Plum Canyon on the west (through Tract Map No. 46018), through the project site as Skyline Ranch Road, ultimately connecting to Sierra Highway in the southeast. This roadway is planned for two travel lanes in each direction separated by a center median and containing landscaped parkways of variable width within a 100-foot right-of-way. Local roadways would extend off Whites Canyon Road within a 50-foot right of way. All roadways within the project site will be constructed to urban standards as defined by the County of Los Angeles Department of Public Works.