CITY OF SANTA CLARITA
PLANNING COMMISSION MEETING

Tuesday, June 3, 2014
6:00 p.m.
City Council Chambers
23920 Valencia Boulevard
Santa Clarita, CA 91355

AGENDA

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (661) 255-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES OF THE APRIL 1, 2014, REGULAR MEETING

COMMISSION SECRETARY ANNOUNCEMENT

A. MINUTE ACTION

ITEM 1 DRAFT FISCAL YEAR 2014-2015 CAPITAL IMPROVEMENT PROGRAM

Presented By: Carmen Magana, Finance Manager

Applicant: City of Santa Clarita

Location: Citywide

Request: The Planning Commission receive the Draft Fiscal Year 2014-2015 Capital Improvement Program.

Recommendation: Staff recommends that the Planning Commission make a finding, by minute action, that the Draft Fiscal Year 2014-2015 Capital Improvement Program is consistent with the City's General Plan.

ITEM 2 MASTER CASE NO. 13-182, DEVELOPMENT REVIEW PERMIT 13-009

Case Planner: Jessica Frank, Associate Planner

Applicant: Beazer Homes Holdings Corporation

Location: The proposed project site is located north of Newhall Ranch Road, west of Golden Valley Road in the River Village (Riverpark) project

Request: The applicant is requesting approval of the building elevations for 239 previously approved multi-family residences located within Area C of Tract 53425, the River Village project.

Recommendation: Staff recommends that the Planning Commission determine by minute action that the residential elevations of the 239 multi-family homes in Vesting Tentative Tract 53425 are acceptable and direct staff to approve Development Review Permit 13-182 (Master Case 13-009), subject to the attached Conditions of Approval.

B. PUBLIC HEARING

ITEM 3 MASTER CASE NO. 14-041, CONDITIONAL USE PERMIT 14-005; INITIAL STUDY 14-002

Case Planner: David Peterson, Assistant Planner II

Applicant: Oakmont Senior Living

Location: The subject property is located south of Newhall Ranch Road between West Rye Canyon Road and Vanderbilt Way at APN 2866-035-006 in the City of Santa Clarita.

Request: This applicant is requesting a Conditional Use Permit for the construction of a two-story, 81-unit Residential Service/Care Facility (senior apartment complex) with on-site medical care. The subject property is in the Business Park (BP) zone.

Recommendation: At the request of the applicant, staff recommends that the Planning Commission continue the public hearing to July 1, 2014.

ITEM 4 MASTER CASE NO. 13-129, CONDITIONAL USE PERMIT 13-129; CONTINUED FROM APRIL 1, 2014 PLANNING COMMISSION MEETING

Case Planner: Fred Follstad, Associate Planner

Applicant: AT&T Mobility

Location: 18623 Cedar Valley Way (APN: 2842-031-027)

Request: On May 27, 2014, the applicant withdrew a request for a Conditional Use Permit to allow for the installation and operation of a wireless telecommunication facility in the Canyon Country community of the City.

ITEM 5 MASTER CASE NO. 13-196, CONDITIONAL USE PERMIT 13-016; CONTINUED FROM JANUARY 7, 2014 PLANNING COMMISSION MEETING

Case Planner: Jessica Frank, Associate Planner

Applicant: AT&T Mobility

Location: Mammoth Lane north of Shenandoah Place (APN 2854-064-900)

Request: The applicant is requesting a conditional use permit to allow for the installation and operation of a wireless telecommunication facility directly adjacent to an existing 38-foot tall Newhall County Water District tank.

Recommendation: Staff recommends that the Planning Commission adopt Resolution P14-03, approving Master Case No. 13-196, Conditional Use Permit 13-016 to allow for the construction of a wireless telecommunications facility adjacent to an existing water tank within an existing utility corridor located on Mammoth Lane, north of Shenandoah Place (APN 2854-064-900), subject to the attached Conditions of Approval (Exhibit A).

C. PLANNING MANAGER'S REPORT

D. PLANNING COMMISSIONERS' REPORTS

E. PUBLIC BUSINESS FROM THE FLOOR

F. ADJOURNMENT

Complete packets are available for public inspection at the City Clerk's front counter and the Permit Center front counter. Any writings or documents distributed to a majority of the members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the Permit Center located at 23920 Valencia Boulevard, Suite 140, during normal business hours. These writings or documents will also be available for review at the meeting. Thank you for attending your City Planning Commission meeting. If you have any questions or wish to know more about the City or the Community Development Department, please call (661) 255-4330 Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Fridays 8:00 a.m. to 5:00 p.m.

CERTIFICATION

I, Jeff W. Hogan, do hereby certify that I am the duly appointed and qualified Planning Manager for the City of Santa Clarita, and that on May 29, 2014, between the hours of 9:00 a.m. and 5:00 p.m., the foregoing agenda was posted at City Hall, Valencia Library, and the Santa Clarita Sheriff's Station.

Jeff W. Hogan, AICP
Planning Manager
Santa Clarita, California

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MINUTES OF THE
REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF SANTA CLARITA

Tuesday
April 1, 2014
6:00 p.m.

CALL TO ORDER

The meeting of the Planning Commission of the City of Santa Clarita was called to order by Chair Heffernan at 6:01 p.m. in the City Council Chambers, 23920 Valencia Boulevard, Santa Clarita, California.

FLAG SALUTE

Commissioner Burkhart led the flag salute.

ROLL CALL

Chair Heffernan and Commissioners Burkhart, Eichman, Ostrom and Trautman were all present.

APPROVAL OF AGENDA

A motion was made by Commissioner Ostrom and seconded by Commissioner Burkhart to approve the agenda. Said motion was approved by a vote of 5-0.

APPROVAL OF THE MINUTES OF THE MARCH 4, 2014, REGULAR MEETING

A motion was made by Commissioner Trautman and seconded by Commissioner Ostrom to approve the minutes of the March 4, 2014, regular meeting. Said motion was approved by a vote of 5-0.

PUBLIC HEARING

ITEM 1 MASTER CASE NO. 13-142, CONDITIONAL USE PERMIT #13-012; ADJUSTMENT #13-005

James Chow, Associate Planner, gave the staff report and computer slide presentation.

Oscar McGraw was the applicant.

The public hearing was opened at 6:13 p.m.

PUBLIC SPEAKERS:
Jason Stoddard spoke in support of the proposed project.

Rob Sorenson spoke, and was neutral on the proposed project.

Chair Heffernan acknowledged that one written comment card was received regarding the project.

The public hearing was closed at 6:26 p.m.

A motion was made by Commissioner Trautman and seconded by Commissioner Eichman to adopt Resolution No. P14-06, approving Master Case No. 13-142; Conditional Use Permit 13-012; Adjustment 13-005; for the construction of a three-story single family residence. The motion included a change to the hours of construction with a weekday start time of 8:00 a.m. and no weekend construction. A roll call vote was taken. Said motion was carried by a vote of 5-0.

ITEM 2 MASTER CASE NO. 13-187, CONDITIONAL USE PERMIT 13-014

David Peterson, Assistant Planner II, gave the staff report and computer slide presentation.

The public hearing was opened at 6:32 p.m.

There were no public speakers and no written comment cards were received.

The public hearing was closed at 6:32 p.m.

A motion was made by Commissioner Burkhart and seconded by Commissioner Ostrom to adopt Resolution No. P14-08, approving Master Case No. 13-187; Conditional Use Permit 13-014, to allow for the installation and operation of a wireless telecommunications facility. A roll call vote was taken. Said motion was carried by a vote of 5-0.

ITEM 3 MASTER CASE NO. 13-129, CONDITIONAL USE PERMIT 13-129

Planning Manager, Jeff Hogan, advised the Commission that the applicant has requested to continue the public hearing to a date uncertain.

A motion was made by Commissioner Burkhart and second by Commissioner Trautman to continue the item. A roll call vote was taken and the motion was carried by a vote of 5-0.

PLANNING MANAGER'S REPORT

Jeff Hogan, Planning Manager, gave the report. Mr. Hogan informed the commissioners that their decisions on both the Fairview cell tower and the Einstein Academy proposals have been appealed to the City Council. No specific dates have been set at this time. The Downtown Newhall Specific Plan amendments has been scheduled for the May 13, 2014, City Council meeting.

The next meeting for the commissioners will be a Joint City Council/Commission study session on May 6th for the City's budget and the next anticipated regular meeting will be at the end of May or in early June.

PLANNING COMMISSIONERS' REPORTS

Chair Heffernan gave a report on pending Federal Communications Commission legislation regarding telecommunication facilities.

PUBLIC BUSINESS FROM THE FLOOR

There were no public comments.

ADJOURNMENT

A motion was made by Chair Heffernan and seconded by Commissioner Ostrom to adjourn the meeting. Said motion was approved by a vote of 5-0, and the meeting was adjourned at 6:43 p.m.

Charles Heffernan, Chair
Planning Commission

Jeff W. Hogan AICP, Planning Manager
Community Development

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CITY OF SANTA CLARITA

INTEROFFICE MEMORANDUM

TO: Chairperson Heffernan and Members of the Planning Commission

FROM: Jeff Hogan, Planning Manager

BY: Tina Haddad, Assistant to the City Manager

DATE: June 3, 2014

SUBJECT: DRAFT Fiscal Year 2014-2015 Capital Improvement Program

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RECOMMENDED ACTION

Planning Commission make a finding, by minute action, that the Draft Fiscal Year 2014-2015 Capital Improvement Program is consistent with the City's General Plan.

BACKGROUND

Every year, the City undergoes a budget process to develop the annual budget and the Capital Improvement Program. Preparation of the draft budget and Capital Improvement Program is a six-month process that begins in January and culminates in June with the adoption of a balanced annual budget.

The Planning Commission received a presentation on the recommended budget and the Capital Improvement Program on May 6, 2014, during a Joint City Council and Commission meeting.

As part of the budget, it is necessary for the Planning Commission to review the Draft Capital Improvement Program to make a finding that it is consistent with the City's General Plan.

JH:FLF
S/CD/Planning Commission/Budget Memo 2014

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Capital Improvement Program Overview

The 2014-15 Capital Improvement Program (CIP) Budget is a decision-making tool that provides the City Council, staff, and residents with an opportunity to identify and prioritize significant infrastructure needs for the community.

Santa Clarita's CIP budget is a component of the annual budget process that addresses the City's short- and long-term capital needs. As in previous years, the CIP budget includes potential capital projects that reflect the desires of the community, as well as projects that address operational and maintenance needs.

As the budget process unfolds, the City Engineer analyzes each potential project in order to develop cost estimates for each project, while the City Treasurer reviews the City's financial position in order to determine potential revenues available to fund proposed projects. Once the fiscal analysis is completed by the City Treasurer, the Capital Budget Planning Team meets for further discussion and review of the proposed projects. After these initial recommendations are made, staff forwards the recommended CIP Budget to the City Manager for presentation to the City Council for their review, consideration, and approval.

Throughout this entire process, several key factors are utilized in prioritizing projects including:

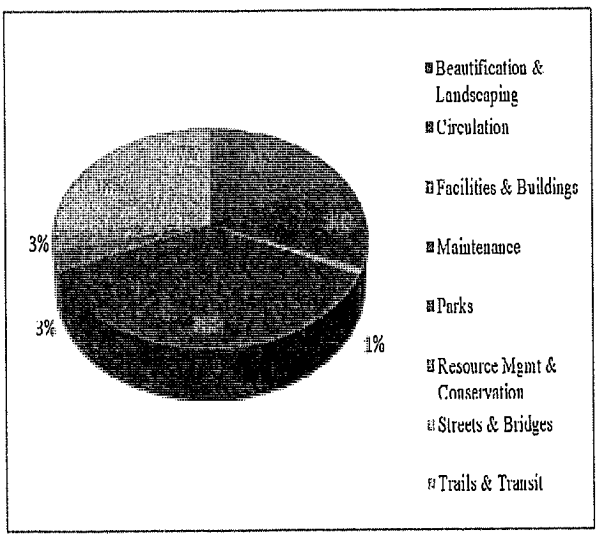
- Relation to goals and other significant development and/or planning efforts.
- Projects previously budgeted in the City's CIP.
- Projects that reduce ongoing operational costs.
- Projects that have committed outside grant funds that are specifically tied to a particular proposal.

The City of Santa Clarita finances its capital projects through a combination of revenues. The proposed resources that will be used to support the Fiscal Year 2014-15 Budget are outlined in the CIP Summaries section of this document.

The proposed CIP consists of improvements and projects totaling $39,125,357 and is distributed among the following project categories:

• Beautification & Landscaping	$ 6,953,238
• Circulation	5,392,883
• Facilities & Buildings	314,500
• Maintenance	14,098,014
• Parks	1,149,450
• Resource Mgmt. & Conservation	1,247,725
• Streets & Bridges	6,982,786
• Trails & Transit	2,986,761
Total Program	**$39,125,357**

Fiscal Year 2014-15
Capital Projects by Category



CIP SUMMARIES

2014-15 Capital Budget Summary

	FY 2014-15 Budget
Beautification & Landscaping	
2013-14 Public Art Program, B3010	$ 30,000
Golden Valley Road - New Median - Centre Pointe to Robert C. Lee Parkway, B3006	90,000
Jan Heidt Newhall Metrolink Station Improvement Public Art Piece, B2016	45,000
Lost Canyon Road Median Refurbishment Conceptual Plan, B3013	50,000
Newhall Avenue Beautification - SCRRA Rail Line to Sierra Highway, B2015	2,470,000
Sand Canyon Road/State Route 14 Beautification, B3003	10,000
Sierra Highway Beautification Ph II and Intersection Improvments, B3014	1,550,000
Soledad Canyon Road Median Refurbishment, B3011	2,663,238
Valencia Boulevard Median Refurbishment Conceptual Plan, B1014	20,000
Via Princessa Median Refurbishment, B3012	25,000
	$ 6,953,238
Circulation	
2013-14 Circulation and Safety Improvement Program, C2024	$ 150,000
2013-14 Highway Safety Improvement Program, C0043	666,100
2013-14 Intersection Improvement Program, C1009	118,500
2014-15 Circulation Improvement Program, C0044	50,000
2014-15 Intersection Improvement Program, C0045	50,000
Central Park/Bouquet, Via Princessa/Vista Del Canon -- and Golden Valley/Robert C. Lee Improvements, C4011	10,000
Intelligent Transportation Systems Phase IV and Signal Synchronization Gap Closure, I0009	3,902,018
Seco Canyon Road and Pamplico Drive Signal Modifications - Design, C4012	236,265
Whites Canyon Road/Pleasantdale Street Signal Modification, C3014	210,000
	5,392,883
Facilities & Buildings	
City Hall Access Improvements, F1021	$ 179,500
City Hall Retrofit, F1017	110,000
Valencia Library Parking Lot Expansion, F1020	25,000
	$ 314,500
Maintenance	
2012-13 Bridge Maintenance Program, M0093	$ 456,880
2013-14 Overlay and Slurry Seal Program, M0097	60,000
2013-14 Sidewalk Repair Program, M0098	137,425
2014-15 Bridge Preventative Maintenance Program, M0101	50,000
2014-15 Overlay and Slurry Seal Program, M0102	10,520,209
2014-15 Sidewalk Repair Program, M0103	1,000,000
2014-15 Storm Water Flow Line Repair Program, M0104	350,000
2014-15 Trail Fence Replacement Program, M0105	75,000
Jo Anne Darcy Canyon Country Library Exterior Paint, M3019	80,000
Pool Replaster - North Oaks Park and Valencia Glen Park, M0106	184,000

2014-15 Capital Budget Summary

	FY 2014-15 Budget
Maintenance - *Continued*	
Rubberized Playground Surface Replacement, M0107	$ 120,000
Santa Clarita Metrolink Station Exterior Paint, M4012	150,000
Santa Clarita Sports Complex Electrical Switchgear Replacement, M3021	117,000
Santa Clarita Sports Complex HVAC Replacement Program, Phase III, M3022	89,500
Santa Clarita Sports Complex Aquatics Center Pool Drain Compliance, M3020	23,000
Transit Maintenance Facility Maintenance Building Floor Recoating, M1016	105,000
Valencia Library Roof Replacement, M1017	580,000
	$ 14,098,014
Parks	
2014-15 Play Area Shade Program, P3020	$ 62,000
Central Park Tennis Center - Design, P4013	520,000
Old Orchard Park Master Plan Re-Evaluation, P1006	50,000
Pacific Crest Park Improvements, P4014	517,450
	1,149,450
Resource Management & Conservation	
Catch Basin Trash Excluders, R0010	$ 38,000
Electric Vehicle Charging Stations and Support for DC Fast Fill, R0014	50,000
Low Impact Development Parking Lot Retrofit, R0012	137,500
Santa Clara River Arundo and Tamarisk Removal Expansion Effort, R4003.	572,225
Trash Connector Pipe Screens for Rye Canyon Business Park, R1003	400,000
Urban Forest Management/Reforestation, R0013	50,000
	$ 1,247,725
Streets & Bridges	
Dockweiler Drive/Lyons Avenue - Environmental, S3023	$ 70,000
Golden Valley Road/State Route 14 Bridge Widening, S3028	400,000
I-5/Magic Mountain Parkway Interchange Phase II, S1003	1,654,400
John Russell - Paseo Bridge Replacement Program, S1042	545,000
Lost Canyon Road Bridge Widening , S3029	1,194,590
McBean Parkway Bridge Widening Over the River, S1037	50,000
Newhall Ranch Road Bridge Widening over San Francisquito Creek, S1039	689,573
Sand Canyon Road and Via Princessa Guardrails, S3034	267,800
Sierra Highway Bridges over the Santa Clara River, S3030	475,537
Sierra Highway/Golden Valley Road Pedestrian Bridge and Roadway Improvements, S3031	1,512,585
Storm Drain and Culvert Upgrades - Citywide, N0002	123,301
	$ 6,982,786
Trails & Transit	
2014-15 Access Ramp Construction Program, T0045	$ 250,000
Bus Stop Improvements, T0040	1,062,577
Citywide Way-Finding Signage Program for Pedestrians and Cyclists, T0041	166,604

2014-15 Capital Budget Summary

	FY 2014-15 Budget
Trails & Transit - *Continued*	
Crosswalk Improvements, T0044	$ 100,000
Golden Valley Ranch Open Space Phase II Access Improvements, T3017	61,000
Haskell Canyon Open Space Access Improvements, T4005	50,000
Newhall Avenue/Lyons Avenue and Newhall Avenue at 8th and 9th, Streets	-
-- Pedestrian Improvements, T2008	306,700
Railroad Avenue Class I Bicycle Trail Conceptual Plan, T2011	150,000
Sand Canyon Trail Phase III - Design, T3018	55,000
Sidewalk Access Ramps, T0043	100,000
Sidewalk Gap Closures, T0046	600,000
Soledad Canyon Road/Golden Valley Road Bike Path - North, T2007	84,880
Total	$ 2,986,761

Total 2014-15 CIP Budget: $39,125,357

Five-Year CIP Summary Listing
By Type of Project

Category/Project Source of Funds	Account Number	Prior Years	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	Total Cost
Beautification & Landscaping								
2013-14 PUBLIC ART PROGRAM								
LMD Zone 2008-1	B3010357	0	30,000	0	0	0	0	30,000
Total		**0**	**30,000**	**0**	**0**	**0**	**0**	**30,000**
GOLDEN VALLEY ROAD - NEW MEDIAN CENTRE POINTE TO ROBERT C. LEE PARKWAY								
LMD Zone 2008-1	B3006357	2,494,113	90,000	0	0	0	0	2,584,113
Total		**2,494,113**	**90,000**	**0**	**0**	**0**	**0**	**2,584,113**
JAN HEIDT NEWHALL METROLINK STATION IMPROVEMENT PUBLIC ART PIECE								
FTA Grant	B2016700	0	45,000	0	0	0	0	45,000
Total		**0**	**45,000**	**0**	**0**	**0**	**0**	**45,000**
LOST CANYON ROAD MEDIAN REFURBISHMENT CONCEPTUAL PLAN								
LMD Zone 2008-1	B3013357	0	50,000	0	0	0	0	50,000
Total		**0**	**50,000**	**0**	**0**	**0**	**0**	**50,000**
NEWHALL AVENUE BEAUTIFICATION SCRRA RAIL LINE TO SIERRA HIGHWAY								
Dev. Cash-in-Lieu	B2015306	0	56,776	0	0	0	0	56,776
LMD Zone 2008-1	B2015357	255,235	2,413,224	0	0	0	0	2,668,459
Total		**255,235**	**2,470,000**	**0**	**0**	**0**	**0**	**2,725,235**
SAND CANYON ROAD/STATE ROUTE 14 BEAUTIFICATION								
Gas Tax	B3003230	68,168	0	0	0	0	0	68,168
LMD 2008-1	B3003357	1,115,706	2,521	0	0	0	0	1,118,227
STIP-TE	B3003229	1,344,657	7,479	0	0	0	0	1,352,136
Total		**2,528,531**	**10,000**	**0**	**0**	**0**	**0**	**2,538,531**
SIERRA HIGHWAY BEAUTIFICATION PH II AND INTERSECTION IMPROVEMENTS								
Gas Tax	B3014230	0	500,000	0	0	0	0	500,000
LMD Zone 2008-1	B3014357	0	1,050,000	0	0	0	0	1,050,000
Total		**0**	**1,550,000**	**0**	**0**	**0**	**0**	**1,550,000**
SOLEDAD CANYON ROAD MEDIAN REFURBISHMENT								
LMD Zone 2008-1	B3011357	146,082	2,663,238	0	0	0	0	2,809,320
Total		**146,082**	**2,663,238**	**0**	**0**	**0**	**0**	**2,809,320**

Five-Year CIP Summary Listing
By Type of Project

Category/Project Source of Funds	Account Number	Prior Years	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	Total Cost
VALENCIA BOULEVARD MEDIAN REFURBISHMENT CONCEPTUAL PLAN								
LMD Zone 2008-1	B1014357	0	20,000	0	0	0	0	20,000
Total		**0**	**20,000**	**0**	**0**	**0**	**0**	**20,000**
VIA PRINCESSA MEDIAN REFURBISHMENT - DESIGN								
LMD Zone 2008-1	B3012357	48,940	25,000	0	0	0	0	73,940
Total		**48,940**	**25,000**	**0**	**0**	**0**	**0**	73,940
Category Subtotal		5,472,901	6,953,238	0	0	0	0	12,426,139
Circulation								
2013-14 CIRCULATION AND SAFETY IMPROVEMENT PROGRAM								
Gas Tax	C2024230	50,000	150,000	0	0	0	0	200,000
Total		**50,000**	**150,000**	**0**	**0**	**0**	**0**	**200,000**
2013-14 HIGHWAY SAFETY IMPROVEMENT PROGRAM								
HSIP Grant	C0043229	0	565,200	0	0	0	0	565,200
TDA Article 8	C0043233	0	100,900	0	0	0	0	100,900
Total		**0**	**666,100**	**0**	**0**	**0**	**0**	**666,100**
2013-14 INTERSECTION IMPROVEMENT PROGRAM								
Gas Tax	C1009230	58,500	118,500	0	0	0	0	177,000
Total		**58,500**	**118,500**	**0**	**0**	**0**	**0**	**177,000**
2014-15 CIRCULATION IMPROVEMENT PROGRAM								
Gas Tax	C0044230	0	50,000	0	0	0	0	50,000
Priority Unfunded		0	0	50,000	50,000	50,000	50,000	200,000
Total		**0**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**
2014-15 INTERSECTION IMPROVEMENT PROGRAM								
Gas Tax	C0045230	0	50,000	0	0	0	0	50,000
Priority Unfunded		0	0	50,000	50,000	50,000	50,000	200,000
Total		**0**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**

Five-Year CIP Summary Listing
By Type of Project

Category/Project Source of Funds	Account Number	Prior Years	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	Total Cost
CENTRAL PARK/BOUQUET, VIA PRINCESSA/VISTA DEL CANON AND GOLDEN VALLEY/ROBERT C. LEE IMPROVEMENTS								
HSIP Grant	C4011229	485,500	0	0	0	0	0	485,500
TDA Article 8	C4011233	170,000	10,000	0	0	0	0	180,000
Total		**655,500**	**10,000**	**0**	**0**	**0**	**0**	**665,500**
INTELLIGENT TRANSPORTATION SYSTEMS PHASE IV AND SIGNAL SYNCHRONIZATION GAP CLOSURE								
AQMD	I0009232	0	438,129	0	0	0	0	438,129
Gas Tax	I0009230	0	100,000	0	0	0	0	100,000
Prop. C Grant	I0009265	0	3,031,868	0	0	0	0	3,031,868
Prop. C Local	I0009260	0	332,021	0	0	0	0	332,021
Total		**0**	**3,902,018**	**0**	**0**	**0**	**0**	**3,902,018**
SECO CANYON ROAD AND PAMPLICO DRIVE SIGNAL MODIFICATION - DESIGN								
Gas Tax	C4012230	63,735	236,265	0	0	0	0	300,000
Total		**63,735**	**236,265**	**0**	**0**	**0**	**0**	**300,000**
WHITES CANYON ROAD/PLEASANTDALE STREET SIGNAL MODIFICATION								
Gas Tax	C3014230	0	210,000	0	0	0	0	210,000
Total		**0**	**210,000**	**0**	**0**	**0**	**0**	**210,000**
Category Subtotal		**827,735**	**5,392,883**	**100,000**	**100,000**	**100,000**	**100,000**	**6,620,618**
Facilities & Buildings								
CITY HALL ACCESS IMPROVEMENTS								
CDBG	F1021203	0	110,005	0	0	0	0	110,005
General Fund	F1021601	70,500	69,495	0	0	0	0	139,995
Total		**70,500**	**179,500**	**0**	**0**	**0**	**0**	**250,000**
CITY HALL RETROFIT								
Facilities Replacement	F1017723	538,489	0	0	0	0	0	538,489
FEMA Grant	F1017229	825,700	0	0	0	0	0	825,700
General Fund	F1017601	588,408	110,000	0	0	0	0	698,408
Total		**1,952,597**	**110,000**	**0**	**0**	**0**	**0**	**2,062,597**

Five-Year CIP Summary Listing
By Type of Project

Category/Project Source of Funds	Account Number	Prior Years	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	Total Cost
VALENCIA LIBRARY PARKING LOT EXPANSION								
Facilities Replacement	F1020723	463,731	25,000	0	0	0	0	488,731
General Fund	F1020601	6,462	0	0	0	0	0	6,462
Library Funds	F1020309	24,800	0	0	0	0	0	24,800
Total		**494,993**	**25,000**	**0**	**0**	**0**	**0**	**519,993**
Category Subtotal		**2,518,090**	**314,500**	**0**	**0**	**0**	**0**	**2,832,590**
Maintenance								
2012-13 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM								
Federal HBP Grant	M0093229	44,265	393,147	0	0	0	0	437,412
TDA Article 8	M0093233	23,805	63,733	0	0	0	0	87,538
Total		**68,070**	**456,880**	**0**	**0**	**0**	**0**	**524,950**
2013-14 OVERLAY AND SLURRY SEAL PROGRAM								
Developer Fees	M0097306	600,000	0	0	0	0	0	600,000
General Fund	M0097601	484,333	60,000	0	0	0	0	544,333
STPL	M0097202	5,577,929	0	0	0	0	0	5,577,929
Total		**6,662,262**	**60,000**	**0**	**0**	**0**	**0**	**6,722,262**
2013-14 SIDEWALK REPAIR PROGRAM								
Gas Tax	M0098230	462,575	137,425	0	0	0	0	600,000
General Fund	M0098601	250,000	0	0	0	0	0	250,000
Total		**712,575**	**137,425**	**0**	**0**	**0**	**0**	**850,000**
2014-15 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM								
Federal HBP Grant	M0101229	0	44,265	247,837	0	0	0	292,102
Gas Tax	M0101230	0	5,735	0	0	0	0	5,735
Priority Unfunded		0	0	32,110	0	0	0	32,110
Total		**0**	**50,000**	**279,947**	**0**	**0**	**0**	**329,947**

Five-Year CIP Summary Listing
By Type of Project

Category/Project Source of Funds	Account Number	Prior Years	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	Total Cost
2014-15 OVERLAY AND SLURRY SEAL PROGRAM								
Gas Tax	M0102230	0	227,023	0	0	0	0	227,023
Measure R Local	M0102264	0	2,724,022	0	0	0	0	2,724,022
STPL	M0102202	0	736,440	0	0	0	0	736,440
TDA Art. 8	M0102133	0	6,832,724	0	0	0	0	6,832,724
Priority Unfunded		0	0	16,300,000	16,300,000	16,300,000	16,300,000	65,200,000
Total		0	10,520,209	16,300,000	16,300,000	16,300,000	16,300,000	75,720,209
2014-15 SIDEWALK REPAIR PROGRAM								
TDA Art. 8	M0103233	0	1,000,000	0	0	0	0	1,000,000
Priority Unfunded		0	0	260,000	260,000	260,000	260,000	1,040,000
Total		0	1,000,000	260,000	260,000	260,000	260,000	2,040,000
2014-15 STORM WATER FLOW LINE REPAIR PROGRAM								
Storm Water Utility	M0104356	0	350,000	0	0	0	0	350,000
Priority Unfunded		0	0	250,000	250,000	250,000	250,000	1,000,000
Total		0	350,000	250,000	250,000	250,000	250,000	1,350,000
2014-15 TRAIL FENCE REPLACEMENT PROGRAM								
General Fund	M0105601	0	13,520	0	0	0	0	13,520
TDA Article 3	M0105238	0	61,480	0	0	0	0	61,480
Priority Unfunded		0	0	75,000	75,000	75,000	75,000	300,000
Total		0	75,000	75,000	75,000	75,000	75,000	375,000
JO ANNE DARCY CANYON COUNTRY LIBRARY EXTERIOR PAINT								
Developer Fees - UI	M3019306	0	18,499	0	0	0	0	18,499
General Fund	M3019601	0	61,501	0	0	0	0	61,501
Total		0	80,000	0	0	0	0	80,000
POOL REPLASTER - NORTH OAKS PARK AND VALENCIA GLEN PARK								
General Fund	M0106601	0	184,000	0	0	0	0	184,000
Total		0	184,000	0	0	0	0	184,000
RUBBERIZED PLAYGROUND SURFACE REPLACEMENT								
General Fund	M0107601	0	120,000	0	0	0	0	120,000
Total		0	120,000	0	0	0	0	120,000

Five-Year CIP Summary Listing
By Type of Project

Category/Project Source of Funds	Account Number	Prior Years	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	Total Cost
SANTA CLARITA METROLINK STATION EXTERIOR PAINT								
FTA Grant	M4012700	0	150,000	0	0	0	0	150,000
Total		**0**	**150,000**	**0**	**0**	**0**	**0**	**150,000**
SANTA CLARITA SPORTS COMPLEX ELECTRICAL SWITCHGEAR REPLACEMENT								
General Fund	M3021601	0	117,000	0	0	0	0	117,000
Total		**0**	**117,000**	**0**	**0**	**0**	**0**	**117,000**
SANTA CLARITA SPORTS COMPLEX HVAC REPLACEMENT PROGRAM, PHASE III								
General Fund	M3022601	0	89,500	0	0	0	0	89,500
Priority Unfunded		0	0	89,500	0	0	0	89,500
Total		**0**	**89,500**	**89,500**	**0**	**0**	**0**	**179,000**
SANTA CLARITA SPORTS COMPLEX AQUATICS CENTER POOL DRAIN COMPLIANCE								
General Fund	M3020601	0	23,000	0	0	0	0	23,000
Total		**0**	**23,000**	**0**	**0**	**0**	**0**	**23,000**
TRANSIT MAINTENANCE FACILITY MAINTENANCE BUILDING FLOOR RECOATING								
FTA Grant	M1016700	0	105,000	0	0	0	0	105,000
Total		**0**	**105,000**	**0**	**0**	**0**	**0**	**105,000**
VALENCIA LIBRARY ROOF REPLACEMENT								
General Fund	M1017601	0	580,000	0	0	0	0	580,000
Total		**0**	**580,000**	**0**	**0**	**0**	**0**	**580,000**
Category Subtotal		**7,442,907**	**14,098,014**	**17,254,447**	**16,885,000**	**16,885,000**	**16,885,000**	**89,450,368**
Parks								
2014-15 PLAY AREA SHADE PROGRAM								
General Fund	P3020601	0	62,000	0	0	0	0	62,000
Priority Unfunded		0	0	65,000	65,000	65,000	65,000	260,000
Total		**0**	**62,000**	**65,000**	**65,000**	**65,000**	**65,000**	**322,000**
CENTRAL PARK TENNIS CENTER - DESIGN								
General Fund	P4013601	0	520,000	0	0	0	0	520,000
Total		**0**	**520,000**	**0**	**0**	**0**	**0**	**520,000**

Five-Year CIP Summary Listing
By Type of Project

Category/Project Source of Funds	Account Number	Prior Years	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	Total Cost
OLD ORCHARD PARK MASTER PLAN RE-EVALUATION								
LMD T-2 Old Orchard	P1006357	0	50,000	0	0	0	0	50,000
Total		**0**	**50,000**	**0**	**0**	**0**	**0**	**50,000**
PACIFIC CREST PARK IMPROVEMENTS								
General Fund	P4014601	0	517,450	0	0	0	0	517,450
Total		**0**	**517,450**	**0**	**0**	**0**	**0**	**517,450**
Category Subtotal		0	1,149,450	65,000	65,000	65,000	65,000	1,409,450
Resource Management & Conservation								
CATCH BASIN TRASH EXCLUDERS								
Storm Water Utlity	R0010356	0	38,000	0	0	0	0	38,000
Total		**0**	**38,000**	**0**	**0**	**0**	**0**	**38,000**
ELECTRIC VEHICLE CHARGING STATIONS AND SUPPORT FOR DC FAST FILL								
General Fund	R0014601	0	50,000	0	0	0	0	50,000
Total		**0**	**50,000**	**0**	**0**	**0**	**0**	**50,000**
LOW IMPACT DEVELOPMENT PARKING LOT RETROFIT								
General Fund	R0012601	0	40,000	0	0	0	0	40,000
SEP Grant	R0012259	0	97,500	0	0	0	0	97,500
Total		**0**	**137,500**	**0**	**0**	**0**	**0**	**137,500**
SANTA CLARA RIVER ARUNDO AND TAMARISK REMOVAL EXPANSION EFFORT								
Prop. 84 IRWMP Grant	R4003259	0	422,225	0	0	0	0	422,225
Stormwater Utility	R4003356	0	150,000	0	0	0	0	150,000
Total		**0**	**572,225**	**0**	**0**	**0**	**0**	**572,225**
TRASH CONNECTOR PIPE SCREENS FOR RYE CANYON BUSINESS PARK								
Storm Water Utility	R1003356	0	400,000	0	0	0	0	400,000
Total		**0**	**400,000**	**0**	**0**	**0**	**0**	**400,000**

Five-Year CIP Summary Listing
By Type of Project

Category/Project Source of Funds	Account Number	Prior Years	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	Total Cost
URBAN FOREST MANAGEMENT/REFORESTATION								
Gas Tax	R0013230	0	50,000	0	0	0	0	50,000
Priority Unfunded		0	0	50,000	50,000	50,000	50,000	200,000
Total		**0**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**
Category Subtotal		0	1,247,725	50,000	50,000	50,000	50,000	1,447,725
Streets & Bridges								
DOCKWEILER DRIVE/LYONS AVENUE - ENVIRONMENTAL								
Via Princessa B&T	S3023302	1,267,196	70,000	0	0	0	0	1,337,196
Priority Unfunded		0	0	0	0	0	68,993,393	68,993,393
Total		**1,267,196**	**70,000**	**0**	**0**	**0**	**68,993,393**	**70,330,589**
GOLDEN VALLEY ROAD/STATE ROUTE 14 BRIDGE WIDENING								
B&T East Side	S3028301	4,858,801	0	0	0	0	0	4,858,801
LMD 2008-1	S3028357	34,303	115,697	0	0	0	0	150,000
Prop. C Grant	S3028265	4,154,536	284,303	0	0	0	0	4,438,839
Total		**9,047,640**	**400,000**	**0**	**0**	**0**	**0**	**9,447,640**
I-5/MAGIC MOUNTAIN PARKWAY INTERCHANGE PHASE II								
B&T Valencia	S1003303	30,851,159	1,367,421	0	0	0	0	32,218,580
LMD	S1003357	57,443	0	0	0	0	0	57,443
Prop. C Grant	S1003265	14,868,168	286,979	0	0	0	0	15,155,147
Total		**45,776,770**	**1,654,400**	**0**	**0**	**0**	**0**	**47,431,170**
JOHN RUSSEL - PASEO BRIDGE REPLACEMENT PROGRAM								
LMD Zone T-7	S1042357	0	545,000	0	0	0	0	545,000
Total		**0**	**545,000**	**0**	**0**	**0**	**0**	**545,000**
LOST CANYON ROAD BRIDGE WIDENING								
Federal HBP Grant	S3029229	297,357	1,041,330	0	0	0	0	1,338,687
Gas Tax	S3029230	15,217	23,956	0	0	0	0	39,173
TDA Article 3	S3029238	4,222	0	0	0	0	0	4,222
TDA Article 8	S3029233	10,000	129,304	0	0	0	0	139,304
Total		**326,796**	**1,194,590**	**0**	**0**	**0**	**0**	**1,521,386**

Five-Year CIP Summary Listing
By Type of Project

Category/Project Source of Funds	Account Number	Prior Years	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	Total Cost
MCBEAN PARKWAY BRIDGE WIDENING OVER THE RIVER								
B&T - Valencia	S1037303	4,593,242	50,000	0	0	0	0	4,643,242
General Fund	S1037601	78,500	0	0	0	0	0	78,500
LMD Zone 2008-1	S1037357	424,063	0	0	0	0	0	424,063
Prop. C Grant	S1037265	3,984,003	0	0	0	0	0	3,984,003
TDA Article 3	S1037238	85,647	0	0	0	0	0	85,647
TDA Article 8		1,431,363	0	0	0	0	0	1,431,363
Total		**10,596,818**	**50,000**	**0**	**0**	**0**	**0**	**10,646,818**
NEWHALL RANCH ROAD BRIDGE WIDENING OVER SAN FRANCISQUITO CREEK								
Gas Tax	S1039230	156,287	86,304	0	0	0	0	242,591
HBP Grant	S1039229	1,286,885	603,269	0	0	0	0	1,890,154
TDA Article 8	S1039233	2,256	0	0	0	0	0	2,256
Total		**1,445,428**	**689,573**	**0**	**0**	**0**	**0**	**2,135,001**
SAND CANYON ROAD AND VIA PRINCESSA GUARDRAILS								
HSIP	S3034229	0	208,600	0	0	0	0	208,600
TDA Article 8	S3034233	0	59,200	0	0	0	0	59,200
Total		**0**	**267,800**	**0**	**0**	**0**	**0**	**267,800**
SIERRA HIGHWAY BRIDGES OVER THE SANTA CLARA RIVER								
B&T Eastside	S3030301	126,000	24,000	0	0	0	0	150,000
Federal HBP Grant	S3030229	0	196,537	0	0	0	0	196,537
Gas Tax	S3030230	17,940	55,000	0	0	0	0	72,940
TDA Article 8	S3030233	0	200,000	0	0	0	0	200,000
Priority Unfunded		0	0	5,852,099	0	0	0	5,852,099
Total		**143,940**	**475,537**	**5,852,099**	**0**	**0**	**0**	**6,471,576**
SIERRA HIGHWAY/GOLDEN VALLEY ROAD PEDESTRIAN BRIDGE AND ROADWAY IMPROVEMENTS								
Dev. Cash in Lieu	S3031306	314,512	1,512,585	0	0	0	0	1,827,097
Total		**314,512**	**1,512,585**	**0**	**0**	**0**	**0**	**1,827,097**

Five-Year CIP Summary Listing
By Type of Project

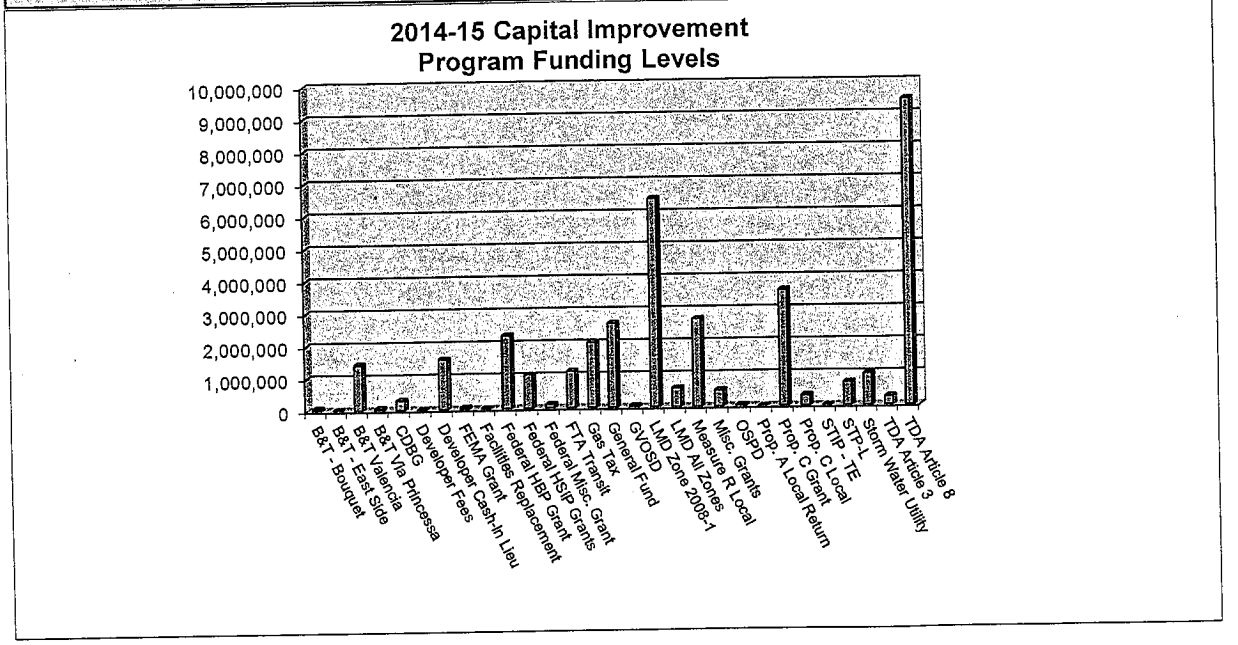
Category/Project Source of Funds	Account Number	Prior Years	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	Total Cost
STORM DRAIN AND CULVERT UPGRADES - CITYWIDE								
FEMA Grant	N0002229	29,194	63,301	407,505	0	0	0	500,000
General Fund	N0002601	23,378	0	0	0	0	0	23,378
Storm Water Utility	N0002356	40,000	60,000	0	0	0	0	100,000
Priority Unfunded		0	0	100,000	0	0	0	100,000
Total		**92,572**	**123,301**	**507,505**	**0**	**0**	**0**	**723,378**
Category Subtotal		**69,011,672**	**6,982,786**	**6,359,604**	**0**	**0**	**58,993,393**	**151,347,455**
Trails & Transit								
2014-15 ACCESS RAMP CONSTRUCTION PROGRAM								
TDA Article 8	T0045233	0	250,000	0	0	0	0	250,000
Priority Unfunded		0	0	250,000	250,000	250,000	250,000	1,000,000
Total		**0**	**250,000**	**250,000**	**250,000**	**250,000**	**250,000**	**1,250,000**
BUS STOP IMPROVEMENTS								
FTA Grant	T0040700	133,083	850,830	0	0	0	0	983,913
Prop. A Local	T0040261	33,258	5,753	0	0	0	0	39,011
TDA Article 8	T0040233	0	205,994	0	0	0	0	205,994
Total		**166,341**	**1,062,577**	**0**	**0**	**0**	**0**	**1,228,918**
CITYWIDE WAY-FINDING SIGNAGE PROGRAM FOR PEDESTRIANS AND CYCLISTS								
Federal Grant (CMAQ)	T0041229	84,000	133,283	0	0	0	0	217,283
Gas Tax	T0041230	21,000	29,204	0	0	0	0	50,204
TDA Article 3	T0041238	0	4,117	0	0	0	0	4,117
Total		**105,000**	**166,604**	**0**	**0**	**0**	**0**	**271,604**
CROSSWALK IMPROVEMENTS								
CDBG	T0044203	0	100,000	0	0	0	0	100,000
Total		**0**	**100,000**	**0**	**0**	**0**	**0**	**100,000**
GOLDEN VALLEY RANCH OPEN SPACE PH II ACCESS IMPROVEMENTS								
GVOSMD	T3017350	0	61,000	0	0	0	0	61,000
Total		**0**	**61,000**	**0**	**0**	**0**	**0**	**61,000**

Five-Year CIP Summary Listing
By Type of Project

Category/Project Source of Funds	Account Number	Prior Years	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	Total Cost
HASKELL CANYON OPEN SPACE ACCESS IMPROVEMENTS								
OSPD	T4005358	0	50,000	0	0	0	0	50,000
Total		0	50,000	0	0	0	0	50,000
NEWHALL AVENUE AT LYONS AND AT 8TH AND 9TH STREETS PEDESTRIAN IMPROVEMENTS								
Gas Tax	T2008230	2,500	7,592	0	0	0	0	10,092
HSIP Grant	T2008229	48,688	276,212	0	0	0	0	324,900
TDA Article 3	T2008238	2,500	10,041	0	0	0	0	12,541
TDA Article 8	T2008233	1,612	12,855	0	0	0	0	14,467
Total		55,300	306,700	0	0	0	0	362,000
RAILROAD AVENUE CLASS I BICYCLE TRAIL CONCEPTUAL PLAN								
TDA Article 3	T2011238	0	150,000	0	0	0	0	150,000
Total		0	150,000	0	0	0	0	150,000
SAND CANYON TRAIL PHASE III - DESIGN								
TDA Article 3	T3018238	0	55,000	0	0	0	0	55,000
Total		0	55,000	0	0	0	0	55,000
SIDEWALK ACCESS RAMPS								
CDBG	T0043203	0	100,000	0	0	0	0	100,000
Total		0	100,000	0	0	0	0	100,000
SIDEWALK GAP CLOSURES								
TDA Article 8	T0046233	0	600,000	0	0	0	0	600,000
Priority Unfunded		0	0	600,000	0	0	0	600,000
Total		0	600,000	600,000	0	0	0	1,200,000
SOLEDAD CANYON ROAD/GOLDEN VALLEY ROAD BIKE PATH - NORTH								
B&T - Bouquet	T2007300	6,282	84,880	0	0	0	0	91,162
Total		6,282	84,880	0	0	0	0	91,162
Category Subtotal		332,923	2,986,761	850,000	250,000	250,000	250,000	4,919,684
CIP GRAND TOTAL		85,606,228	39,125,357	24,679,051	17,350,000	17,350,000	86,343,393	270,454,029

FY 2014-15 Capital Projects Program Funding

FUND NUMBER	FUNDING SOURCE	AMOUNT	% OF BUDGET
232	AQMD	$438,129	1.12%
300	B&T - Bouquet	84,880	0.22%
301	B&T - East Side	24,000	0.06%
303	B&T Valencia	1,417,421	3.62%
302	B&T Via Princessa	70,000	0.18%
203	CDBG	310,005	0.79%
306	Developer Fees	18,499	0.05%
306	Developer Cash-in Lieu	1,569,361	4.01%
229	FEMA Grant	63,301	0.16%
723	Facilities Replacement	25,000	0.06%
229	Federal HBP Grant	2,278,548	5.82%
229	Federal HSIP Grants	1,050,012	2.68%
229	Federal Misc. Grant	133,283	0.34%
700	FTA Transit	1,150,830	2.94%
230	Gas Tax	2,037,004	5.21%
601	General Fund	2,617,466	6.69%
350	GVOSD	61,000	0.16%
357	LMD Zone 2008-1	6,459,680	16.51%
357	LMD All Zones	595,000	1.52%
264	Measure R Local	2,724,022	6.96%
259	Misc. Grants	519,725	1.33%
358	OSPD	50,000	0.13%
261	Prop. A Local Return	5,753	0.01%
265	Prop. C Grant	3,603,150	9.21%
260	Prop. C Local	332,021	0.85%
229	STIP - TE	7,479	0.02%
202	STP-L	736,440	1.88%
356	Storm Water Utility	998,000	2.55%
238	TDA Article 3	280,638	0.72%
233	TDA Article 8	9,464,710	24.19%
	TOTAL 2014-15 CIP:	**$39,125,357**	**100.00%**



Five-Year CIP Summary Listing of Revenue and Expenditures by Fund

Fund/Project(s)	Prior Years Revenues	Prior Years Expenditures	FY 2014-15 Revenues	FY 2014-15 Expenditures	FY 2015-16 Revenues	FY 2015-16 Expenditures	FY 2016-17 Revenues	FY 2016-17 Expenditures	FY 2017-18 Revenues	FY 2017-18 Expenditures	FY 2018-19 Revenues	FY 2018-19 Expenditures	Total Rev. By Fund	Total Exp. By Fund
AQMD - Transit (232)			438,129										438,129	
Intelligent Transportation Systems Ph IV and Signal Synchronization				438,129										438,129
Total Revenues/Expenditures:			438,129	438,129									438,129	438,129
B & T District - Bouquet (300)	6,282		84,880										91,162	
Soledad Canyon Road/Golden Valley Road Bike Path - North		6,282		84,880										91,162
Total Revenues/Expenditures:	6,282	6,282	84,880	84,880									91,162	91,162
B & T District - East Side (301)	4,984,801		24,000										5,008,801	
Golden Valley Road/State Route 14 Bridge Widening		4,858,801												4,858,801
Sierra Highway Bridges over the River		126,000		24,000										150,000
Total Revenues/Expenditures:	4,984,801	4,984,801	24,000	24,000									5,008,801	5,008,801
B & T District - Valencia (303)	35,444,401		1,417,421										36,861,822	
I-5/Magic Mountain Parkway Interchange Phase II		30,851,159		1,367,421										32,218,580
McBean Parkway Bridge Widening over the River		4,593,242		50,000										4,643,242
Total Revenues/Expenditures:	35,444,401	35,444,401	1,417,421	1,417,421									36,861,822	36,861,822
B & T District - Via Princessa (302)	1,267,196		70,000										1,337,196	
Dockweiler Drive/Lyons Avenue - Environmental		1,267,196		70,000										1,337,196
Total Revenues/Expenditures:	1,267,196	1,267,196	70,000	70,000									1,337,196	1,337,196
CDBG Grant Funds (203)			310,005										310,005	
City Hall Access Improvements				110,005										110,005
Cross Walk Improvements				100,000										100,000
Sidewalk Access Ramps				100,000										100,000
Total Revenues/Expenditures:			310,005	310,005									310,005	310,005
Developer Fees (306)	600,000												600,000	
2013-14 Overlay and Slurry Seal Program		600,000												600,000
Total Revenues/Expenditures:	600,000	600,000											600,000	600,000
Developer Fees - Cash-in Lieu (306)	314,512		1,569,361										1,883,873	
Newhall Avenue Beautification - SCRRA Rail Line to Sierra Highway				56,776										56,776
Sierra Highway/Golden Valley Pedestrian Bridge and Roadway Improvements		314,512		1,512,585										1,827,097
Total Revenues/Expenditures:	314,512	314,512	1,569,361	1,569,361									1,883,873	1,883,873
Developer Fees - Interest (306)			18,499										18,499	
Jo Anne Darcy Canyon Country Library - Exterior Paint				18,499										18,499
Total Revenues/Expenditures:			18,499	18,499									18,499	18,499
Facilities Replacement (723)	1,002,220		25,000										1,027,220	
City Hall Retrofit		538,489												538,489
Valencia Library Parking Lot Expansion		463,731		25,000										488,731
Total Revenues/Expenditures:	1,002,220	1,002,220	25,000	25,000									1,027,220	1,027,220
FEMA Grant (229)	938,894		196,584		407,505								1,542,983	
City Hall Retrofit		825,700												825,700
Storm Drain and Culvert Upgrades - Citywide		29,194		63,301		407,505								500,000
Total Revenues/Expenditures:	938,894	854,894	196,584	63,301	407,505	407,505							1,542,983	1,325,700
Federal HBP Grant Funds (229)	1,628,507		2,278,548		247,837								4,154,892	
2012-13 Bridge Preventative Maintenance Program		44,265		393,147										437,412
2014-15 Bridge Preventative Maintenance Program				44,265		247,837								292,102
Lost Canyon Road Bridge Widening		297,357		1,041,330										1,338,687
Newhall Ranch Road Bridge Widening over San Francisquito Creek - Design		1,286,885		603,269										0
Sierra Highway Bridges over the Santa Clara River				196,537										1,890,154
Total Revenues/Expenditures:	1,628,507	1,628,507	2,278,548	2,278,548	247,837	247,837							4,154,892	196,537 4,154,892

Five-Year CIP Summary Listing of Revenue and Expenditures by Fund

Fund/Project(s)	Prior Years Revenues	Prior Years Expenditures	FY 2014-15 Revenues	FY 2014-15 Expenditures	FY 2015-16 Revenues	FY 2015-16 Expenditures	FY 2016-17 Revenues	FY 2016-17 Expenditures	FY 2017-18 Revenues	FY 2017-18 Expenditures	FY 2018-19 Revenues	FY 2018-19 Expenditures	Total Rev. By Fund	Total Exp. By Fund
Federal HSIP Grant Funds (229)	534,188		1,050,012										1,584,200	
2013-14 Highway Safety Improvement Program				565,200										565,200
Central Park/Bouquet, Via Princessa/Vista Del Canon and Golden Valley/Robert C. Lee Improvements		485,500												0
Newhall Ave. at Lyons, 8th and 9th Streets - Pedestrian Improvements		48,688		276,212										485,500
Sand Canyon Road and Via Princessa Guardrails				208,600										324,900
Total Revenues/Expenditures:	**534,188**	**534,188**	**1,050,012**	**1,050,012**									**1,584,200**	**208,600**
														1,584,200
Federal Miscellaneous Grant Funds (229)	84,000		133,283										217,283	
Citywide Way-Finding Signage Program		84,000		133,283										217,283
Total Revenues/Expenditures:	**84,000**	**84,000**	**133,283**	**133,283**									**217,283**	**217,283**
FTA Grant (700)	133,083		1,150,830										1,283,913	
Bus Stop Improvements		133,083		850,830										983,913
Jan Heidt Newhall Metrolink Station Improvements - Public Art				45,000										45,000
Santa Clarita Metrolink Exterior Paint				150,000										150,000
Transit Maintenance Facility Maintenance Bldg. Floor Recoating				105,000										105,000
Total Revenues/Expenditures:	**133,083**	**133,083**	**1,150,830**	**1,150,830**									**1,283,913**	**1,283,913**
Gas Tax (230)	915,922		2,037,004										2,952,926	
2013-14 Circulation and Safety Improvement Program		50,000		150,000										200,000
2013-14 Intersection Improvement Program - Design		58,500		118,500										177,000
2013-14 Sidewalk Repair Program		462,575		137,425										600,000
2014-15 Bridge Preventative Maintenance Program				5,735										5,735
2014-15 Circulation Improvement Program				50,000										50,000
2014-15 Intersection Improvement Program				50,000										50,000
2014-15 Overlay and Slurry Seal Program				227,023										227,023
Citywide Way-Finding Signage Program		21,000		29,204										50,204
Intelligent Transportation Systems Ph IV and Signal Synchronization				100,000										100,000
Lost Canyon Road Bridge Widening		15,217		23,956										39,173
Newhall Ave. at Lyons, 8th and 9th Streets - Pedestrian Impr.		2,500		7,592										10,092
Newhall Ranch Road Bridge Widening over San Francisquito Creek - Design		156,287		86,304										0
Sand Canyon Road/State Route 14 Beautification		68,168												242,591
Seco Canyon Road/Pamplico Drive Signal Modification - Design		63,735		236,265										68,168
Sierra Highway Beautification PH II and Intersection Improvements				500,000										300,000
Sierra Highway Bridges over the Santa Clara River		17,940		55,000										500,000
Urban Forest Management/Reforestation				50,000										72,940
Whites Canyon Road/Pleasantdale Street Signal Modification				210,000										50,000
Total Revenues/Expenditures:	**915,922**	**915,922**	**2,037,004**	**2,037,004**									**2,952,926**	**210,000**
														2,952,926
General Fund (601)	1,501,581		2,617,466										4,119,047	
2013-14 Overlay and Slurry Seal Program		484,333		60,000										544,333
2013-14 Sidewalk Repair Program		250,000		0										250,000
2014-15 Bridge Preventative Maintenacne Program				62,000										0
2014-15 Play Area Shade Program				13,520										62,000
2014-15 Trail Fence Repair Program				520,000										13,520
Central Park Tennis Center - Design				69,495										520,000
City Hall Access Improvements		70,500		110,000										139,995
City Hall Retrofit		588,408		50,000										698,408
Electric Vehicle Charging Station and Support for DC Fast Fill				61,501										50,000
Jo Anne Darcy Canyon Country Library - Exterior Paint				40,000										61,501
Low Impact Development Parking Lot Retrofit		78,500												40,000
McBean Parkway Bridge Widening over the River				517,450										78,500
Pacific Crest Park Improvements				184,000										517,450
Pool Replaster - North Oaks Park and Valencia Glen Park				120,000										184,000
Rubberized Playground Surface Replacement				117,000										120,000
Santa Clarita Sports Complex - Electrical Switchgear Replacement				89,500										117,000
Santa Clarita Sports Complex - HVAC Replacement				23,000										89,500
Santa Clarita Sports Complex Aquatics Center - Pool Drain Compliance		23,378												23,000
Storm Drain and Culvert Upgrades - Citywide				580,000										23,378
Valencia Library - Roof Replacement		6,462												580,000
Valencia Library - Parking Lot Expansion														6,462
Total Revenues/Expenditures:	**1,501,581**	**1,501,581**	**2,617,466**	**2,617,466**									**4,119,047**	**4,119,047**

Five-Year CIP Summary Listing of Revenue and Expenditures by Fund

Fund/Project(s)	Prior Years Revenues	Prior Years Expenditures	FY 2014-15 Revenues	FY 2014-15 Expenditures	FY 2015-16 Revenues	FY 2015-16 Expenditures	FY 2016-17 Revenues	FY 2016-17 Expenditures	FY 2017-18 Revenues	FY 2017-18 Expenditures	FY 2018-19 Revenues	FY 2018-19 Expenditures	Total Rev. By Fund	Total Exp. By Fund
Golden Valley Open Space Maint. District (350)			61,000										61,000	
Golden Valley Ranch Open Space Ph II - Access Improvements				61,000										61,000
Total Revenues/Expenditures:			61,000	61,000									61,000	61,000
Landscape Maintenance District Zone 2008-1	4,518,442		6,459,680										10,978,122	
2013-14 Public Art Program				30,000										30,000
Golden Valley Road New Median - Centre Pointe to Robert C. Lee Parkway		2,494,113		90,000										2,584,113
Golden Valley Road/State Route 14 Bridge Widening		34,303		115,697										150,000
Lost Canyon Road Median Refurbishment - Conceptual Plan				50,000										50,000
McBean Parkway Bridge Widening over the River		424,063												424,063
Newhall Avenue Beautification - SCRRA Rail Line to Sierra Highway		255,235		2,413,224										2,668,459
Sand Canyon Road/State Route 14 Beautification		1,115,706		2,521										1,118,227
Sierra Highway Beautification PH II and Intersection Improvements				1,050,000										1,050,000
Soledad Canyon Road Median Refurbishment		146,082		2,663,238										2,809,320
Valencia Boulevard Median Refurbishment - Conceptual Plan				20,000										20,000
Via Princessa Median Refurbishment - Design		48,940		25,000										73,940
Total Revenues/Expenditures:	4,518,442	4,518,442	6,459,680	6,459,680									10,978,122	10,978,122
Landscape Maintenance District - (357)	57,443		595,000										652,443	
Interstate 5/Magic Mountain Parkway Interchange Phase II		57,443												57,443
Old Orchard Park Master Plan Re-Evaluation - Zone T-2				50,000										50,000
John Russel - Paseo Bridge Replacement Program - Zone T-7				545,000										545,000
Total Revenues/Expenditures:	57,443	57,443	595,000	595,000									652,443	652,443
Library Funds (309)	24,800												24,800	
Valencia Library Parking Lot Expansion		24,800												24,800
Total Revenues/Expenditures:	24,800	24,800											24,800	24,800
Measure R Local (264)			2,724,022										2,724,022	
2014-1S Overlay and Slurry Seal Program				2,724,022										2,724,022
Total Revenues/Expenditures:			2,724,022	2,724,022									2,724,022	2,724,022
Miscellaneous Grants (259)			519,725										519,725	
Low Impact Development Parking Lot Retrofit				97,500										97,500
Santa Clara River Arundo and Tamarisk Removal Expansion Effort				422,225										422,225
Total Revenues/Expenditures:			519,725	519,725									519,725	519,725
Open Space Preservation Dist. - Bond Proceeds (358)			50,000										50,000	
Haskell Canyon Open Space Access Improvements				50,000										50,000
Total Revenues/Expenditures:			50,000	50,000									50,000	50,000
Prop. A Local (261)	33,258		5,753										39,011	
Bus Stop Improvements		33,258		5,753										39,011
Total Revenues/Expenditures:	33,258	33,258	5,753	5,753									39,011	39,011
Prop. C Grant (265)	23,006,707		3,603,150										26,609,857	
Golden Valley Road/SR-14 Bridge Widening		4,154,536		284,303										0
Interstate 5/Magic Mountain Parkway Interchange Phase II		14,868,168		288,979										4,438,839
Intelligent Transportation Systems Ph IV and Signal Synchronization				3,031,868										15,155,147
McBean Parkway Bridge Widening over the River		3,984,003												3,031,868
Total Revenues/Expenditures:	23,006,707	23,006,707	3,603,150	3,603,150									26,609,857	3,984,003
Prop. C Local (260)			332,021										332,021	26,609,857
Intelligent Transportation Systems Ph IV and Signal Synchronization				332,021										332,021
Total Revenues/Expenditures:			332,021	332,021									332,021	332,021
STIP- TE (229)	1,344,657		7,479										1,352,136	
Sand Canyon Road/State Route 14 Beautification		1,344,657		7,479										1,352,136
Total Revenues/Expenditures:	1,344,657	1,344,657	7,479	7,479									1,352,136	1,352,136

Five-Year CIP Summary Listing of Revenue and Expenditures by Fund

Fund/Project(s)	Prior Years Revenues	Prior Years Expenditures	FY 2014-15 Revenues	FY 2014-15 Expenditures	FY 2015-16 Revenues	FY 2015-16 Expenditures	FY 2016-17 Revenues	FY 2016-17 Expenditures	FY 2017-18 Revenues	FY 2017-18 Expenditures	FY 2018-19 Revenues	FY 2018-19 Expenditures	Total Rev. By Fund	Total Exp. By Fund
STPL Funds (202)	5,577,929		736,440										6,314,369	
2013-14 Overlay and Slurry Seal Program		5,577,929												5,577,929
2014-15 Overlay and Slurry Seal Program				736,440										736,440
Total Revenues/Expenditures:	**5,577,929**	**5,577,929**	**736,440**	**736,440**									**6,314,369**	**6,314,369**
Storm Water Utility (356)	40,000		998,000										1,038,000	
Santa Clara River Arundo and Tamarisk Removal Expansion Effort				150,000										150,000
Catch Basin Trash Excluders				38,000										38,000
2013-14 Storm Water Flow Line Repair Program				350,000										350,000
Storm Drain and Culvert Upgrades - Citwide		40,000		60,000										100,000
Trash Connector Pipe Screens for Rye Canyon Business Park				400,000										400,000
Total Revenues/Expenditures:	**40,000**	**40,000**	**998,000**	**998,000**									**1,038,000**	**1,038,000**
TDA Article 3 (238)	92,369		280,638										373,007	
2014-15 Trail Fence Replacement Program				61,480										61,480
Citywide Way-Finding Signage Program				4,117										4,117
Lost Canyon Road Bridge Widening		4,222												4,222
McBean Parkway Bridge Widening over the River		85,647												85,647
Newhall Ave. at Lyons, 8th and 9th Streets - Pedestrian Impr.		2,500		10,041										12,541
Railroad Avenue Class I Bicycle Trail - Conceptual Plan				150,000										150,000
Sand Canyon Trail Ph III - Design				55,000										55,000
Total Revenues/Expenditures:	**92,369**	**92,369**	**280,638**	**280,638**									**373,007**	**373,007**
TDA Article 8 (233)	1,639,036		9,464,710										11,103,746	
2014-15 Access Ramp Construction Program				250,000										250,000
2012-13 Bridge Preventative Maintenance Program		23,805		63,733										87,538
TDA Article 8 (233) - *Continued*														
2013-14 Highway Safety Improvement Program				100,900										100,900
2014-15 Overlay and Slurry Seal Program				6,832,724										6,832,724
2014-15 Sidewalk Repair Program				1,000,000										1,000,000
Bus Stop Improvements				205,994										205,994
Central Park/Bouquet, Via Princessa/Vista Del Canon and														0
Golden Valley/Robert C. Lee Improvements		170,000		10,000										180,000
Lost Canyon Road Bridge Widening		10,000		129,304										139,304
McBean Parkway Bridge Widening over the River		1,431,363												1,431,363
Newhall Ave. at Lyons, 8th and 9th Streets - Pedestrian Impr.		1,612		12,855										14,467
Newhall Ranch Road Bridge Widening														0
over San Francisquito Creek - Design		2,256												2,256
Sand Canyon Road and Via Princessa Guardrails				59,200										59,200
Sidewalk Gap Closure				600,000										600,000
Sierra Highway Bridges over the Santa Clara River				200,000										200,000
Total Revenues/Expenditures:	**1,639,036**	**1,639,036**	**9,464,710**	**9,464,710**									**11,103,746**	**11,103,746**
Unfunded List														
2014-15 Access Ramp Construction Program						250,000		250,000		250,000		250,000		1,000,000
2014-15 Bridge Preventative Maintenance Program						32,110								32,110
2014-15 Circulation Improvement Program						50,000		50,000		50,000		50,000		200,000
2014-15 Intersection Improvement Program						50,000		50,000		50,000		50,000		200,000
2014-15 Overlay and Slurry Seal Program						16,300,000		16,300,000		16,300,000		16,300,000		65,200,000
2014-15 Play Area Shade Program						65,000		65,000		65,000		65,000		260,000
2014-15 Sidewalk Repair Program						260,000		260,000		260,000		260,000		1,040,000
2014-15 Storm Water Flow Line Repair Program						250,000		250,000		250,000		250,000		1,000,000
2014-15 Trail Fence Replacement Program						250,000		250,000		75,000		75,000		300,000
Dockweiler Drive/Lyons Avenue - Environmental						75,000		75,000		75,000		68,993,393		68,993,393
Santa Clarita Sports Complex - HVAC Replacement						89,500								89,500
Sidewalk Gap Closure						600,000								600,000
Sierra Highway Bridges over the Santa Clara River						5,852,099								5,852,099
Storm Drain and Culvert Upgrades - Citywide						100,000								100,000
Urban Forest Management/Reforestation						50,000		50,000		50,000		50,000		200,000
Total Revenues/Expenditures:						**24,023,709**		**17,350,000**		**17,350,000**		**86,343,393**		**145,067,102**
Grand Totals:	85,606,228	85,606,228	39,125,357	39,125,357	655,342	24,679,051		17,350,000		17,350,000		86,343,393	125,386,927	270,454,029

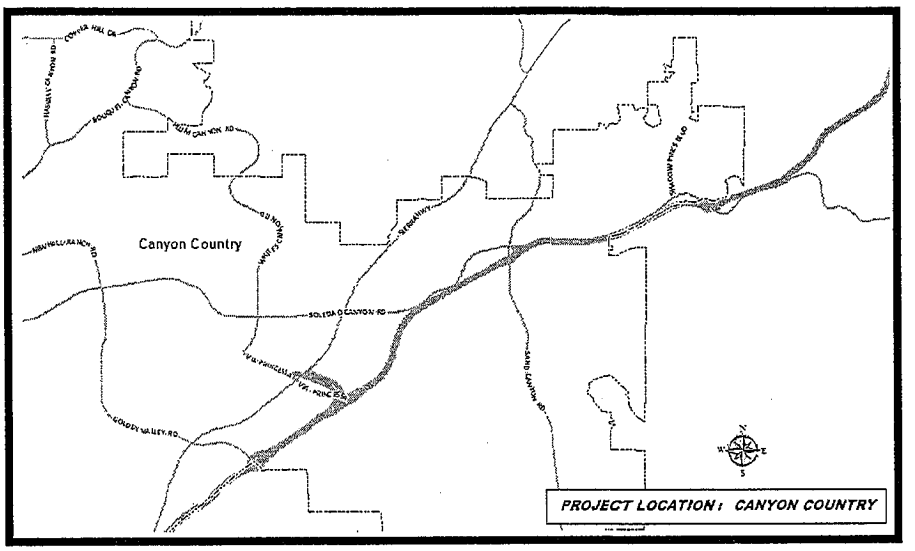
CITY OF SANTA CLARITA
FOUNDED 15 DECEMBER 1987TM

BEAUTIFICATION
&
LANDSCAPING

2013-14 PUBLIC ART PROGRAM

Project Number B3010

Project Location:
Canyon Country community.



Description: This effort will provide for the creation of an art work in the Canyon Country community at a location to be determined. The art work selection process will involve a "Call to Artists" for preliminary conceptual submittals, followed by several rounds of a selection process which will include public and Commission input.

Justification: The 1972 Act funds allow for the construction and maintenance of ornamental structures,and the City has embarked on an Arts in Public Places Program installing over eleven art pieces in public places. Installation of public art beautifes and enriches the community.

Project Status: In progress. **Department:** Parks, Recreation & Community Services **Project Supervisor:** Ingrid Hardy

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	30,000	0	0	0	0	30,000
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0
Total Costs:	**$0**	**$30,000**	**$0**	**$0**	**$0**	**$0**	**$30,000**

Project Funding:

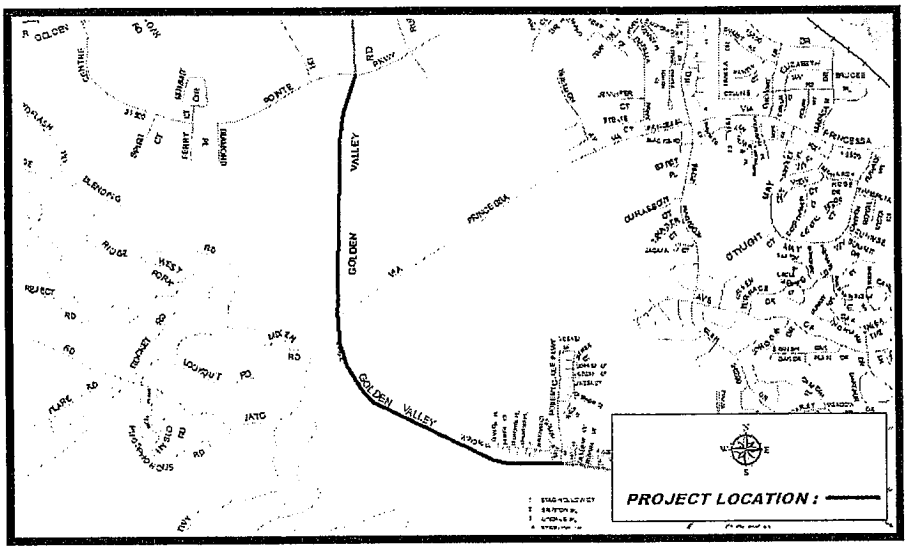
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
LMD Zone 2008-1	0	30,000	0	0	0	0	30,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$30,000**	**$0**	**$0**	**$0**	**$0**	**$30,000**

Impact On Operations: Undetermined at this time.

GOLDEN VALLEY ROAD - NEW MEDIAN
CENTRE POINTE TO ROBERT C. LEE PARKWAY

Project Number: B3006

Project Location:
Golden Valley Road from Centre Pointe Parkway to Robert C. Lee Parkway.



Description: This effort will construct a new median on Golden Valley Road along the existing unimproved median area. The project scope includes the construction of hardscape, and installation of landscaping and irrigation. The improvements will complement the landscaping along the Golden Valley Road Bridge over the Santa Clara River.

Justification: The improvements to this segment of roadway represent the final phase of median landscape construction along the Cross-Valley Connector corridor. The beautification of this roadway moves the City closer to its goal of beautifying all major corridors, increases property values, and promotes a positive image of the City to both visitors and residents.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	5,000	0	0	0	0	0	5,000
Design/Plan Review	145,000	0	0	0	0	0	145,000
Right-of-Way	0	0	0	0	0	0	0
Construction	1,688,429	0	0	0	0	0	1,688,429
Inspection & Admin	300,000	90,000	0	0	0	0	390,000
Contingency	355,684	0	0	0	0	0	355,684
Total Costs:	**$2,494,113**	**$90,000**	**$0**	**$0**	**$0**	**$0**	**$2,584,113**

Project Funding:

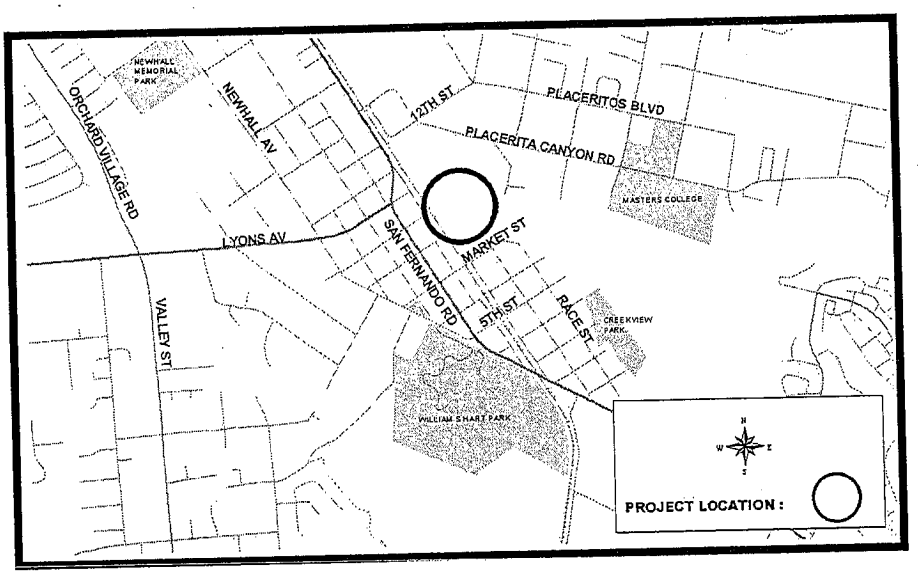
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
LMD Zone 2008-1	2,494,113	90,000	0	0	0	0	2,584,113
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$2,494,113**	**$90,000**	**$0**	**$0**	**$0**	**$0**	**$2,584,113**

Impact On Operations: Annual operational costs estimated at $65,000. Costs to be absorbed via LMD Zone 2008-1.

JAN HEIDT NEWHALL METROLINK STATION IMPROVEMENT PUBLIC ART PIECE

Project Number: B2016

Project Location:
Jan Heidt Newhall
Metrolink Station,
24300 Railroad Avenue



Description: This project will re-purpose the existing fountain area at the Jan Heidt Newhall Metrolink Station to accommodate an art piece in the existing fountain area along Railroad Avenue.

Justification: The station was opened for service in 2000 with a fountain along the highly visible Railroad Avenue frontage. After nearly 14 years of continual operation, the fountain is no longer functioning and is unsightly, creating a negative impression of the City to passengers using the Metrolink train. Improving the fountain area with an art piece for the community to enjoy supports the City's commitment to well-maintained facilities, and promotes a positive image of the City.

Project Status: Proposed. **Department:** Parks, Recreation & Commu **Project Supervisor** Ingrid Hardy

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	41,000	0	0	0	0	41,000
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	4,000	0	0	0	0	4,000
Total Costs:	**$0**	**$45,000**	**$0**	**$0**	**$0**	**$0**	**$45,000**

Project Funding:

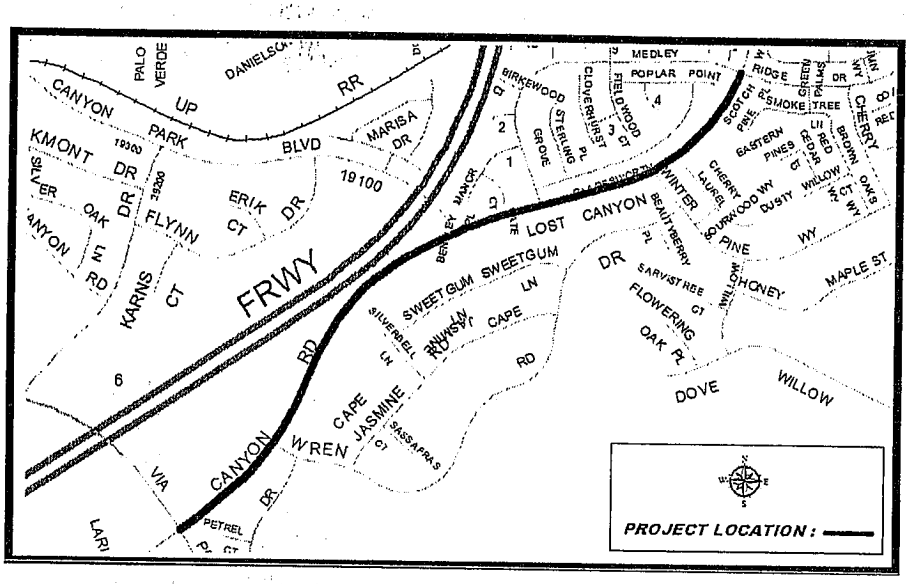
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
FTA Grant	0	45,000	0	0	0	0	45,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$45,000**	**$0**	**$0**	**$0**	**$0**	**$45,000**

Impact On Operations: Undetermined at this time.

LOST CANYON ROAD MEDIAN REFURBISHMENT CONCEPTUAL PLAN

Project Number: B3013

Project Location:
Lost Canyon Road between Via Princessa and Medley Ridge Drive.



Description: This project will provide for a conceptual plan to landscape and modiffy one mile of existing landscaped medians on Lost Canyon Road between Via Princessa and Medley Ridge Drive. The median landscape plan will include hardscape, safety strips, irrigation, and shrubs, And any necessary median modifications deemed necessary by City traffic engineers. It will also plan for for recycled water piping, preparing the median to use recycled water when it becomes available from the water retailer.

Justification: The existing landscaped medians on Lost Canyon Road generate significant water run-off onto the roadway due to poor design. Staff has shut off the irrigation, removed the fescue grass, and temporarily mulched the median until a new water efficient project can be designed and constructed.

Project Status: Proposed. **Department:** Administrative Services **Project Supervisor** Dennis Luppens

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	50,000	0	0	0	0	50,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0
Total Costs:	**$0**	**$50,000**	**$0**	**$0**	**$0**	**$0**	**$50,000**

Project Funding:

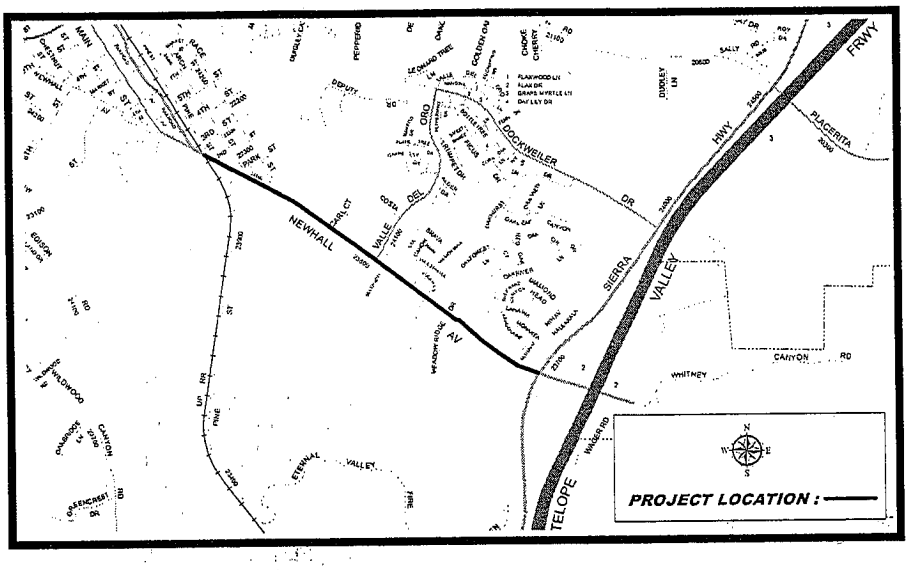
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
LMD Zone 2008-1	0	50,000	0	0	0	0	50,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$50,000**	**$0**	**$0**	**$0**	**$0**	**$50,000**

Impact On Operations: This design only effort will not impact the operational budget at this time.

NEWHALL AVENUE BEAUTIFICATION
SCRRA RAIL LINE TO SIERRA HIGHWAY

Project Number: B2015

Project Location:
Newhall Avenue from the SCRRA rail line to Sierra Highway.



Description: This project will design and construct raised landscaped medians along Newhall Avenue from the Southern California Regional Rail Association (SCRRA) rail line to the existing median at Sierra Highway. The planned improvements will include the installation of hardscape, trees, irrigation, shrubs, and ground cover consistent with the City's standard median design.

Justification: This project represents the final phase of the beautification of the transportation corridors leading to and from Main Street and the downtown Newhall area. This beautification project enhances the aesthetic quality of this transportation corridor and will complement the recently completed sidewalk project along Newhall Avenue, and Main Street.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	1,500	0	0	0	0	1,500
Design/Plan Review	240,000	98,500	0	0	0	0	338,500
Right-of-Way	0	0	0	0	0	0	0
Construction	0	2,070,000	0	0	0	0	2,070,000
Inspection & Admin	15,235	0	0	0	0	0	15,235
Contingency	0	300,000	0	0	0	0	300,000
Total Costs:	**$255,235**	**$2,470,000**	**$0**	**$0**	**$0**	**$0**	**$2,725,235**

Project Funding:

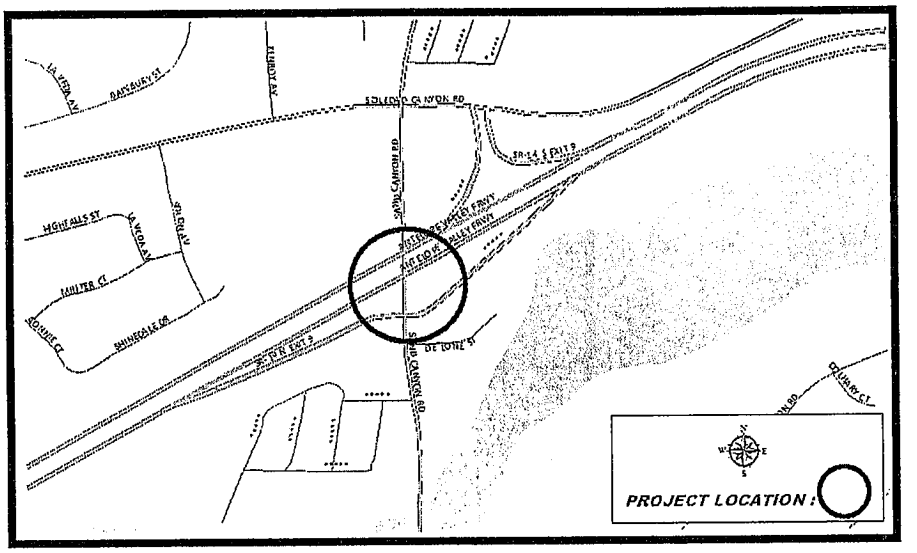
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Dev. Cash-in-Lieu	0	56,776	0	0	0	0	56,776
LMD Zone 2008-1	255,235	2,413,224	0	0	0	0	2,668,459
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$255,235**	**$2,470,000**	**$0**	**$0**	**$0**	**$0**	**$2,725,235**

Impact On Operations: Future annual ongoing costs to be absorbed via Landscape Maintenance District 2008-1.

SAND CANYON ROAD/STATE ROUTE 14 BEAUTIFICATION

Project Number: B3003

Project Location:
Sand Canyon Road at State Route 14.



Description: This project beautifies the existing on-and-off ramps at Sand Canyon Road and State Route 14 by installing environmentally applicable landscaping such as trees, shrubs, and groundcover. Improvements will also include hardscape to complement the landscape. The project was constructed in fiscal year 2013-14. The funding request is needed for administrative close out costs.

Justification: Beautification of the ramps improves conditions at this location, and is consistent with the City's goal to beautify all entry corridors.The beautification of this entryway will promote a positive City image to both residents and visitors.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	20,000	0	0	0	0	0	20,000
Design/Plan Review	210,000	0	0	0	0	0	210,000
Right-of-Way	0	0	0	0	0	0	0
Construction	2,140,000	0	0	0	0	0	2,140,000
Inspection & Admin	97,000	10,000	0	0	0	0	107,000
Contingency	61,531	0	0	0	0	0	61,531
Total Costs:	**$2,528,531**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**$2,538,531**

Project Funding:

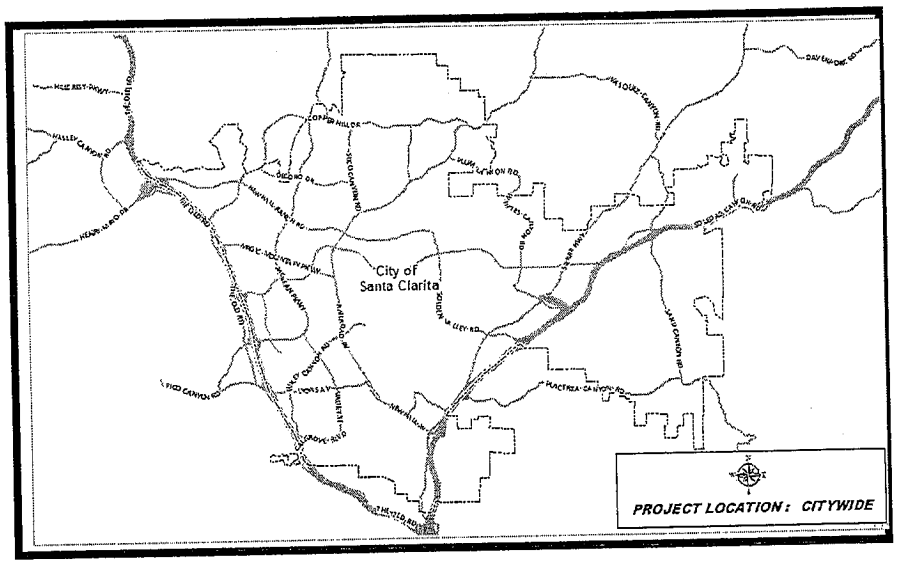
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	68,168	0	0	0	0	0	68,168
STIP-TE	1,344,657	7,479	0	0	0	0	1,352,136
LMD 2008-1	1,115,706	2,521	0	0	0	0	1,118,227
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$2,528,531**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**$2,538,531**

Impact On Operations: Annual increase of $28,000 to operational budget. Costs to be absorbed via Landscape Maintenance District 2008-1.

SIERRA HIGHWAY BEAUTIFICATION PH II AND INTERSECTION IMPROVEMENTS

Project Number: B3014

Project Location:
Sierra Highway from Via Princessa to Soledad Canyon Road.



Description: This project will install landscape, hardscape, and irrigation to the existing medians along Sierra Highway between Via Princessa and Soledad Canyon Road. It will also modify the existing median on the south leg of Sierra Highway at Soledad Canyon Road to accomodate triple left-turns for northbound traffic. Construction of the improvements will be coordinated with the Sierra Highway bridges over the Santa Clara River project.

Justification: This project enhances the aesthetics of this major transportation corridor in the Canyon Country community, and supports the City's commitment to beautify its major corridors. This major intersection experiences congestion during peak traffic volume hours. The provision of an additional left-turning lane onto east bound Soledad Canyon Road will address this need and reduce emissions, improving the quality of life for residents.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	5,000	0	0	0	0	5,000
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	1,250,000	0	0	0	0	1,250,000
Inspection & Admin	0	145,000	0	0	0	0	145,000
Contingency	0	150,000	0	0	0	0	150,000
Total Costs:	**$0**	**$1,550,000**	**$0**	**$0**	**$0**	**$0**	**$1,550,000**

Project Funding:

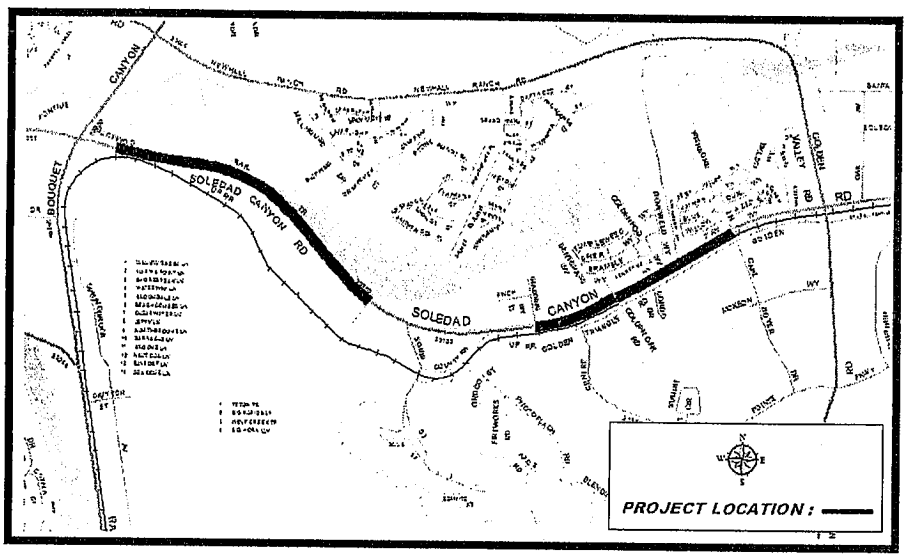
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	0	500,000	0	0	0	0	500,000
LMD Zone 2008-1	0	1,050,000	0	0	0	0	1,050,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$1,550,000**	**$0**	**$0**	**$0**	**$0**	**$1,550,000**

Impact On Operations: Increases for landscape improvements will be absorbed via Landscape Maintenance District.

SOLEDAD CANYON ROAD MEDIAN REFURBISHMENT

Project Number: B3011

Project Location:
Soledad Canyon from Valley Center Drive to Luther Drive and an area east of Bouquet Canyon Road to Commuter Way.



Description: This project will design and refurbish existing raised and landscaped medians. The project will remove existing turf and irrigation (trees will remain), design and install hardscape, irrigation, shrubs, and ground cover consistent with the City's standard median design. Irrigation will be made ready for recycled water when it becomes available from the water retailer.

Justification: This project is in the Landscape Improvement Plan (LIP) and completes the refurbishment of Soledad Canyon Road medians. This project continues the corridor beautification success in the Canyon Country community, and improves water efficiency.

Project Status: In progress. **Department:** Administrative Services **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	Prior Years	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	5,000	0	0	0	0	5,000
Design/Plan Review	135,313	0	0	0	0	0	135,313
Right-of-Way	0	0	0	0	0	0	0
Construction	0	2,330,475	0	0	0	0	2,330,475
Inspection & Admin	10,769	125,333	0	0	0	0	136,102
Contingency	0	205,430	0	0	0	0	205,430
Total Costs:	**$146,082**	**$2,666,238**	**$0**	**$0**	**$0**	**$0**	**$2,812,320**

Project Funding:

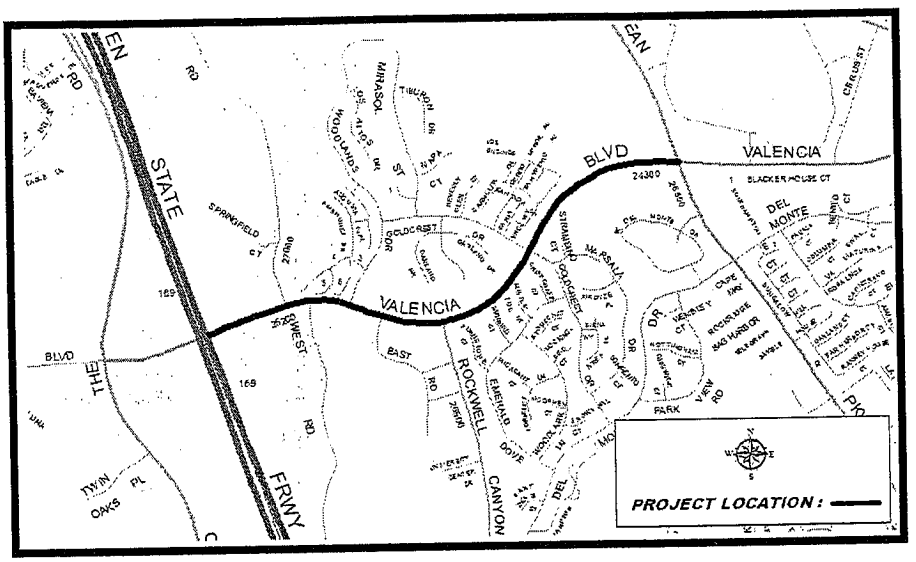
Funding Source:	Prior Years	2014-15	2015-16	20161-17	2017-18	2018-19	Total
LMD Zone 2008-1	146,082	2,663,238	0	0	0	0	2,809,320
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$146,082**	**$2,663,238**	**$0**	**$0**	**$0**	**$0**	**$2,809,320**

Impact On Operations: Slight increase to maintenance costs, but costs will be offset by water savings due to improved plant selection and new irrigation.

VALENCIA BOULEVARD MEDIAN REFURBISHMENT CONCEPTUAL PLAN

Project Number: B1014

Project Location:
Valencia Boulevard between Interstate 5 and McBean Parkway.



Description: This effort will develop a conceptual plan for landscape and median modifications to improve the existing median on Valencia Boulevard between McBean Parkway and Interstate 5. In addition to median landscape design, the conceptual plan will identify any necessary median modifications as determined by City traffic engineers, and install piping for recycled water, preparing the median to use recylced water when it becomes available from the water purveyor.

Justification: This project will refresh the existing medians, mirroring previous successful projects which have also resulted in reduced water consumption. Upon construction, this project will reduce maintenance costs and reduce water usage by 75%, eliminating existing water run-off from turf medians which sheets across Valencia Boulevard. It is anticipated that the project will meet water conservation standards set by AB 1881.

Project Status: Proposed. **Department:** Administrative Services **Project Supervisor** Dennis Luppens

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	20,000	0	0	0	0	20,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0
Total Costs:	**$0**	**$20,000**	**$0**	**$0**	**$0**	**$0**	**$20,000**

Project Funding:

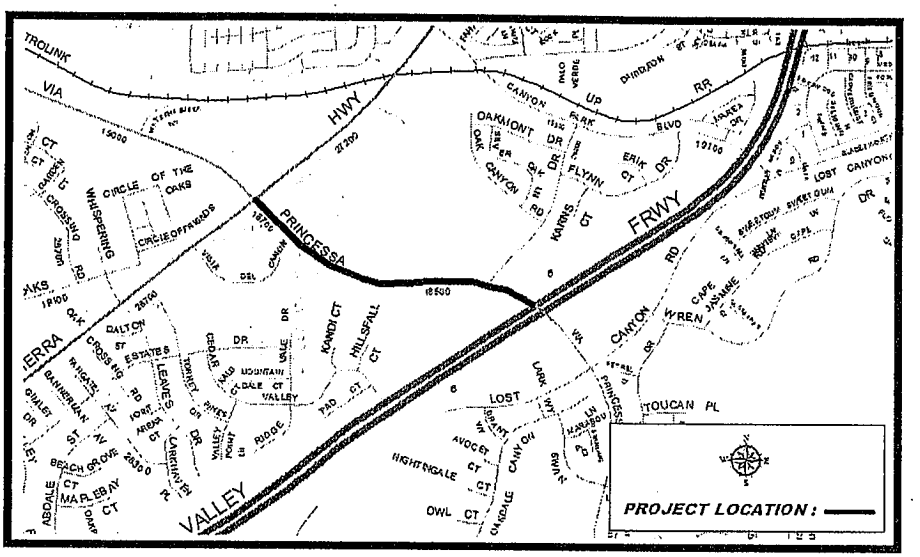
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
LMD Zone 2008-1	0	20,000	0	0	0	0	20,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$20,000**	**$0**	**$0**	**$0**	**$0**	**$20,000**

Impact On Operations: None at this time.

VIA PRINCESSA MEDIAN REFURBISHMENT - DESIGN

Project Number: B3012

Project Location:
Via Princessa, from Sierra Highway to State Route 14



Description: This project will design improvements to the existing median on Via Princessa between Sierra Highway and State Route 14. Design to include removal and replacement of irrigation, hardscape, and ground cover consistent with the City's standard median design, and prepare the median for use of recycled water when it becomes available from the water retailer.

Justification: The proposed improvements will repair the damaged median and replace the plantings with more appropriate landscaping that is consistent with the City's median standards. The improvements will reduce water consumption, improve the median's aesthetic qualities, and reduce future street maintenance costs and other problems.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	48,940	25,000	0	0	0	0	73,940
Right-of-Way	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0
Total Costs:	**$48,940**	**$25,000**	**$0**	**$0**	**$0**	**$0**	**$73,940**

Project Funding:

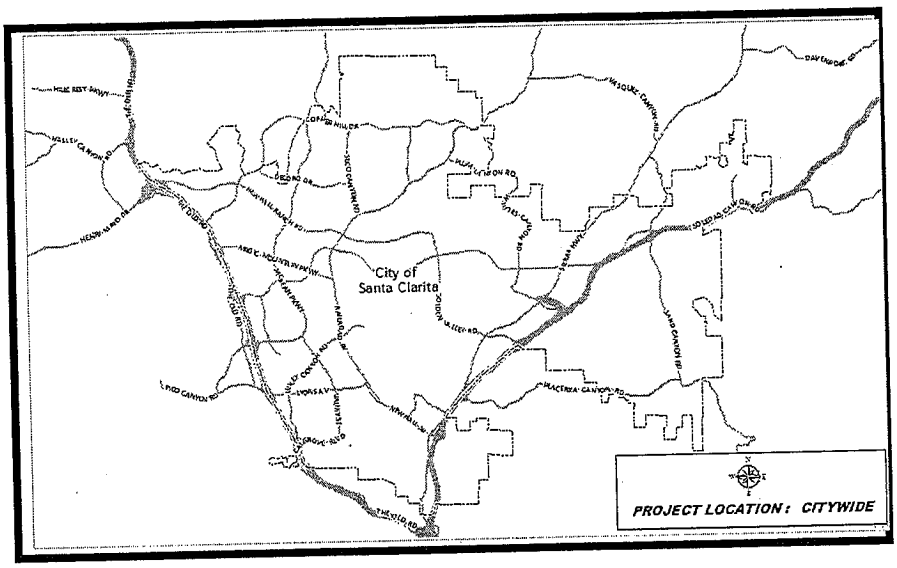
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
LMD Zone 2008-1	48,940	25,000	0	0	0	0	73,940
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$48,940**	**$25,000**	**$0**	**$0**	**$0**	**$0**	**$73,940**

Impact On Operations: This design effort will not impact the operational budget.

2013-14 CIRCULATION AND SAFETY IMPROVEMENT PROGRAM

Project Number: C2024

Project Location:
Newhall Avenue at Railroad Avenue.



Description: This effort will construct a pedestrian refuge island and a bulb-out at the intersection of Newhall Avenue and Railroad Avenue to improve visibility and the delineation of the westbound right-turning lanes. This project will also modify the signal to accommodate the new street imrpovements in this area.

Justification: Each year the City dedicates a portion of the capital budget for this effort. This annual commitment improves traffic circulation by addressing necessary modifications to raised medians or islands where circulation concerns exist. An analysis of this location demonstrates a need to provide an island to improve pedestrian passage and the delineation of the westbound right-turn lanes.

Project Status: In progress. **Department:** Public Works **Project Supervisor:** Andrew Yi

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	50,000	0	0	0	0	0	50,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	130,000	0	0	0	0	130,000
Inspection & Admin	0	10,000	0	0	0	0	10,000
Contingency	0	10,000	0	0	0	0	10,000
Total Costs:	**$50,000**	**$150,000**	**$0**	**$0**	**$0**	**$0**	**$200,000**

Project Funding:

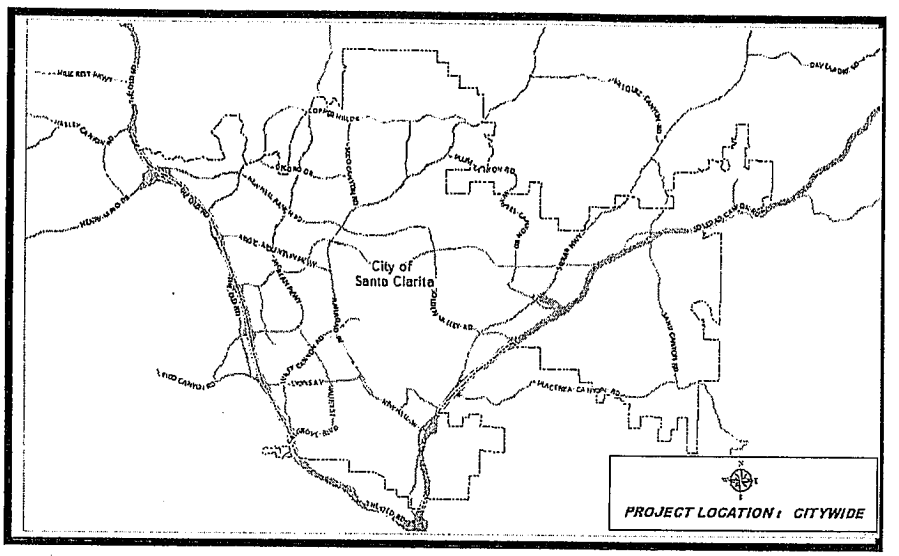
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	50,000	150,000	0	0	0	0	200,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$50,000**	**$150,000**	**$0**	**$0**	**$0**	**$0**	**$200,000**

Impact On Operations: None.

2013-14 HIGHWAY SAFETY IMPROVEMENT PROGRAM

Project Number: C0043

Project Location:
Citywide.



Description: This grant-funded construction-only effort will make modifications to the intersections of Orchard Village Road at Wiley Canyon Road, Seco Canyon Road at Pamplico Drive, and State Route 14 at Sand Canyon Road. Modifications will include the implementation of protected left-turn sigal phasing and the extension of left-turn pockets.

Justification: An analysis of these locations demonstrates a need to make improvements, addressing ciruclation needs.The proposed improvements for these intersections are currently in design. City staff successfully secured a construction grant for these improvements which will address circulation needs and improve safety at these locations.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	599,300	0	0	0	0	599,300
Inspection & Admin	0	50,000	0	0	0	0	50,000
Contingency	0	16,800	0	0	0	0	16,800
Total Costs:	**$0**	**$666,100**	**$0**	**$0**	**$0**	**$0**	**$666,100**

Project Funding:

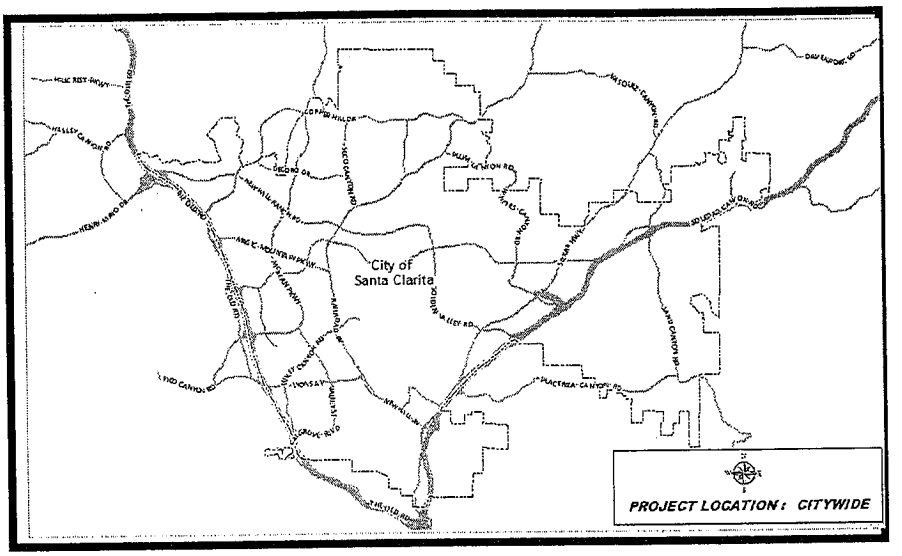
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
HSIP Grant	0	565,200	0	0	0	0	565,200
TDA Article 8	0	100,900	0	0	0	0	100,900
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$666,100**	**$0**	**$0**	**$0**	**$0**	**$666,100**

Impact On Operations: None.

2013-14 INTERSECTION IMPROVEMENT PROGRAM

Project Number: C1009

Project Location:
City limits in the Valencia and Canyon Country communities.



Description: This effort will design signal and roadway modifications for the extension of the south approach left-turn pocket on Orchard Village Road at Wiley Canyon to increase vehicle capacity. Design will include modifications to the signal and mast arms to allow for a protected left-turn phasing operation at this location and at the intersection of Sand Canyon Road/State Route 14, which was added to this design effort.

Justification: Each year, the City dedicates a portion of its capital budget to projects that address intersection and safety issues. Improvements to this intersection will include protected left-turn enhancements to the signal and median modifications. Based on traffic volume and annual accident analysis, this location has demonstrated a need to provide protected left-turns and a median modification to increase capacity for northbound left-turning traffic.

Project Status: In progress. **Department:** Public Works **Project Supervisor:** Andrew Yi

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	58,500	105,500	0	0	0	0	164,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Inspection & Admin	0	5,500	0	0	0	0	5,500
Contingency	0	7,500	0	0	0	0	7,500
Total Costs:	**$58,500**	**$118,500**	**$0**	**$0**	**$0**	**$0**	**$177,000**

Project Funding:

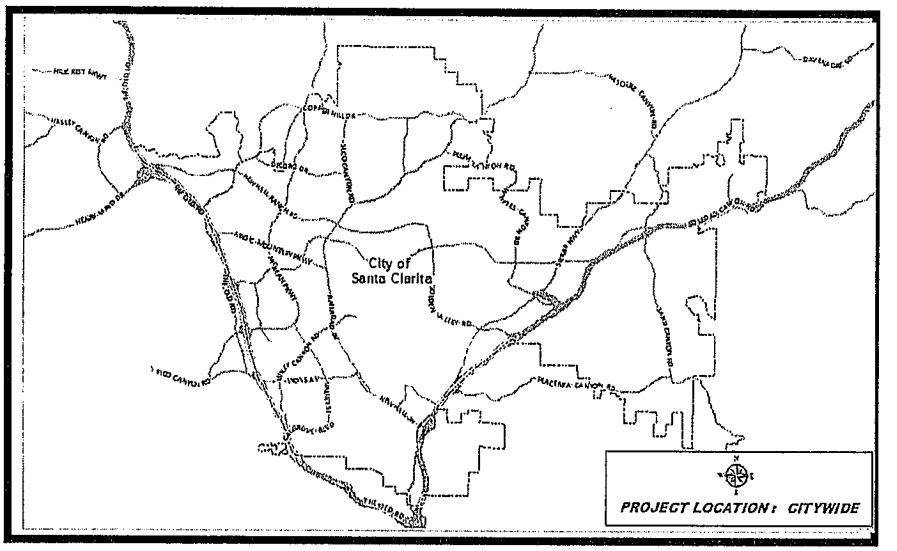
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	58,500	118,500	0	0	0	0	177,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$58,500**	**$118,500**	**$0**	**$0**	**$0**	**$0**	**$177,000**

Impact On Operations: None.

2014-15 CIRCULATION IMPROVEMENT PROGRAM

Project Number: C0044

Project Location:
Citywide.



Description: This project will make striping modifications to one or more locations in the City to improve traffic circulation.

Justification: Each year the City dedicates a portion of the capital budget to improve traffic circulation by making necessary modifications to either mitigate anticipated changes in traffic flow, or improve traffic flow where circulation concerns exist. Improving traffic circulation may improve air quality by reducing travel time, thus reducing auto emissions.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Andrew Yi

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	500	500	500	500	500	2,500
Design/Plan Review	0	3,500	3,500	3,500	3,500	3,500	17,500
Right-of-Way	0	0	0	0	0	0	0
Construction	0	40,000	40,000	40,000	40,000	40,000	200,000
Inspection & Admin	0	2,000	2,000	2,000	2,000	2,000	10,000
Contingency	0	4,000	4,000	4,000	4,000	4,000	20,000
Total Costs:	**$0**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$250,000**

Project Funding:

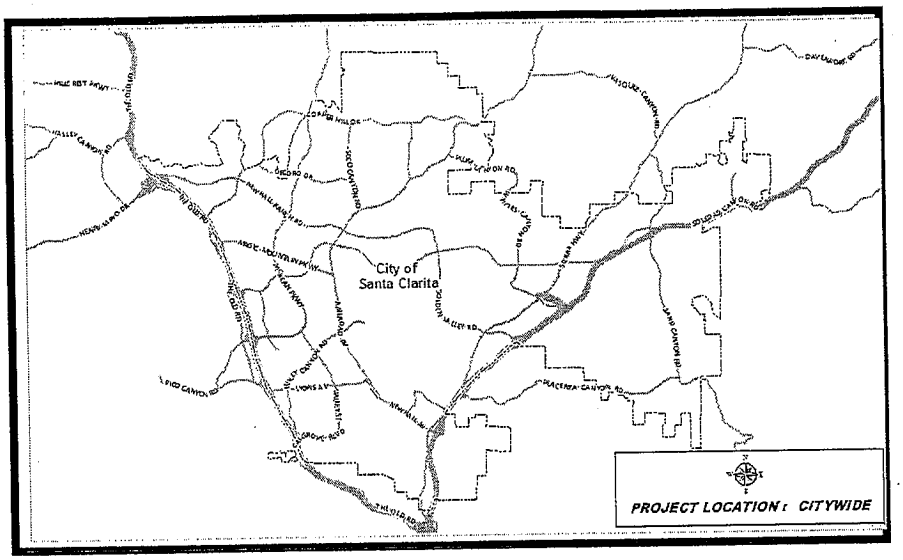
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	0	50,000	0	0	0	0	50,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	50,000	50,000	50,000	50,000	200,000
Total Costs:	**$0**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$250,000**

Impact On Operations: Minor increase to operational budget for restriping of faded lineage.

2014-15 INTERSECTION IMPROVEMENT PROGRAM

Project Number: C0045

Project Location:
Citywide.



Description: This annual effort will modify an existing traffic signal operation to include changing the signal phasing to provide protected left-turn phasing at one or more locations in the City.

Justification: Each year the City dedicates a portion of the Capital budget to projects that address circulation issues. Improvements may include installation of left-turn enhancements of signals, median modifications, or signing and striping. Location(s) will be selected based on traffic analysis.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Andrew Yi

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	500	500	500	500	500	2,500
Design/Plan Review	0	3,500	3,500	3,500	3,500	3,500	17,500
Right-of-Way	0	0	0	0	0	0	0
Construction	0	40,000	40,000	40,000	40,000	40,000	200,000
Inspection & Admin	0	2,000	2,000	2,000	2,000	2,000	10,000
Contingency	0	4,000	4,000	4,000	4,000	4,000	20,000
Total Costs:	**$0**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$250,000**

Project Funding:

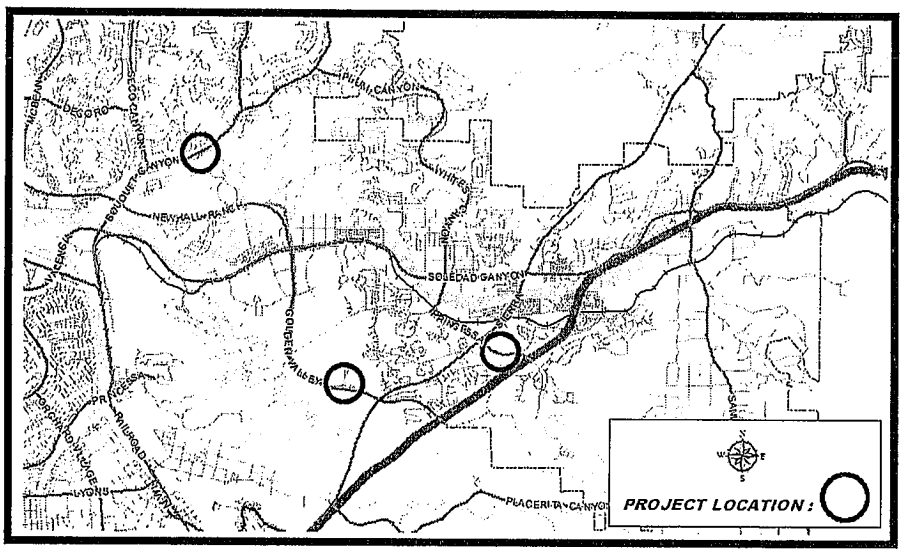
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	0	50,000	0	0	0	0	50,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	50,000	50,000	50,000	50,000	200,000
Total Costs:	$0	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000

Impact On Operations: None.

CENTRAL PARK/BOUQUET, VIA PRINCESSA/VISTA DEL CANON AND GOLDEN VALLEY/ROBERT C. LEE IMPROVEMENTS

Project Number: C4011

Project Location:
Central Park/Bouquet Canyon Road; Via Princessa/Vista Del Canon; and Golden Valley Road/Robert C Lee Parkway.



Description: This effort will make modifications to the intersections of: Central Park at Bouquet Canyon Road and Via Princessa at Vista Del Canon, and Golden Valley Road at Robert C Lee Parkway. Modifications may include median modifications and left-turn phasing for protected left-turn movement.

Justification: Each year the City dedicates a portion of its capital budget to address median modifications and roadway safety. This effort represents a one-time request to allocate the modification and roadway safety funds for these locations. These intersections experience heavy traffic volumes during peak hours, creating circulation issues. Constructing the proposed improvements will alleviate this.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	20,000	0	0	0	0	0	20,000
Right-of-Way	0	0	0	0	0	0	0
Construction	491,007	0	0	0	0	0	491,007
Inspection & Admin	70,843	10,000	0	0	0	0	80,843
Contingency	73,650	0	0	0	0	0	73,650
Total Costs:	**$655,500**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**$665,500**

Project Funding:

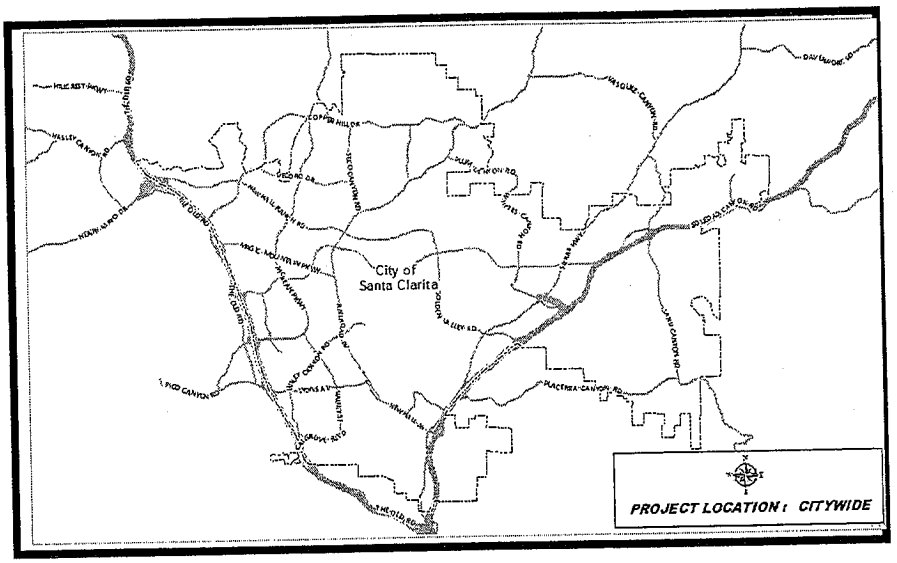
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
HSIP Grant	485,500	0	0	0	0	0	485,500
TDA Article 8	170,000	10,000	0	0	0	0	180,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$655,500**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**$665,500**

Impact On Operations: None.

INTELLIGENT TRANSPORTATION SYSTEMS PHASE IV AND SIGNAL SYNCHRONIZATION GAP CLOSURE

Project Number: I0009

Project Location:
Citywide.



Description: This effort will start designing the Intelligent Transportation Systems (ITS) Phase IV project. The project will install fiber optic wiring at locations where gaps in the wiring currently exist. The effort will create a continuous communication system, an adaptive signal system, and additional system detection to expand the City's ability to actively manage traffic.

Justification: The City has taken a proactive stance on congestion management due to heavy growth and the increasing cut through traffic across the City. The project should result in an overall improvement in mobility, which would reduce costs associated with moving people and goods, pollution, and other congestion-related factors.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	24,730	0	0	0	0	24,730
Design/Plan Review	0	407,400	0	0	0	0	407,400
Right-of-Way	0	0	0	0	0	0	0
Construction	0	2,655,911	0	0	0	0	2,655,911
Inspection & Admin	0	150,000	0	0	0	0	150,000
Contingency	0	663,977	0	0	0	0	663,977
Total Costs:	**$0**	**$3,902,018**	**$0**	**$0**	**$0**	**$0**	**$3,902,018**

Project Funding:

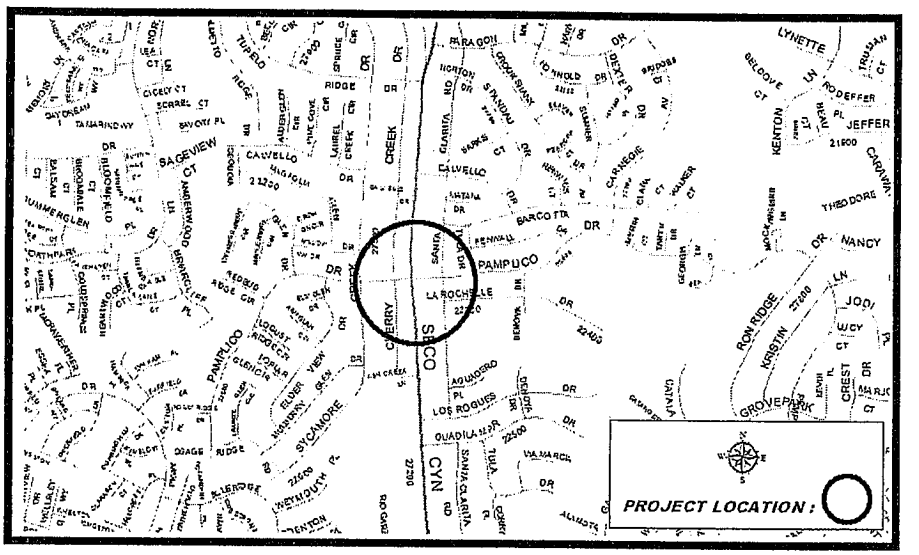
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
AQMD	0	438,129	0	0	0	0	438,129
Gas Tax	0	100,000	0	0	0	0	100,000
Prop. C Grant	0	3,031,868	0	0	0	0	3,031,868
Prop. C Local	0	332,021	0	0	0	0	332,021
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$3,902,018**	**$0**	**$0**	**$0**	**$0**	**$3,902,018**

Impact On Operations: None.

SECO CANYON ROAD AND PAMPLICO DRIVE SIGNAL MODIFICATION - DESIGN

Project Number: C4012

Project Location:
Seco Canyon Road at Pamplico Drive.



Description: This project will design several modifications to this intersection. Improvements to the existing traffic signal operation to include changing the signal phasing, and upgrades to signal infrastructure. It will also design a protected left-turn operation, and pedestrian ramps compliant with the Americans with Disabilities Act (ADA), and design improvements to the frontage road to remove dips in the vicinity of the intersection as well as address the drainage issue by connecting to an existing storm drain

Justification: This location has demonstrated a need for protected left-turn phasing based on an analysis of traffic volumes, and geometry of the intersection. The recommended improvements will improve traffic circulation in this area.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	63,735	0	0	0	0	0	63,735
Right-of-Way	0	0	0	0	0	0	0
Construction	0	200,000	0	0	0	0	200,000
Inspection & Admin	0	11,265	0	0	0	0	11,265
Contingency	0	25,000	0	0	0	0	25,000
Total Costs:	**$63,735**	**$236,265**	**$0**	**$0**	**$0**	**$0**	**$300,000**

Project Funding:

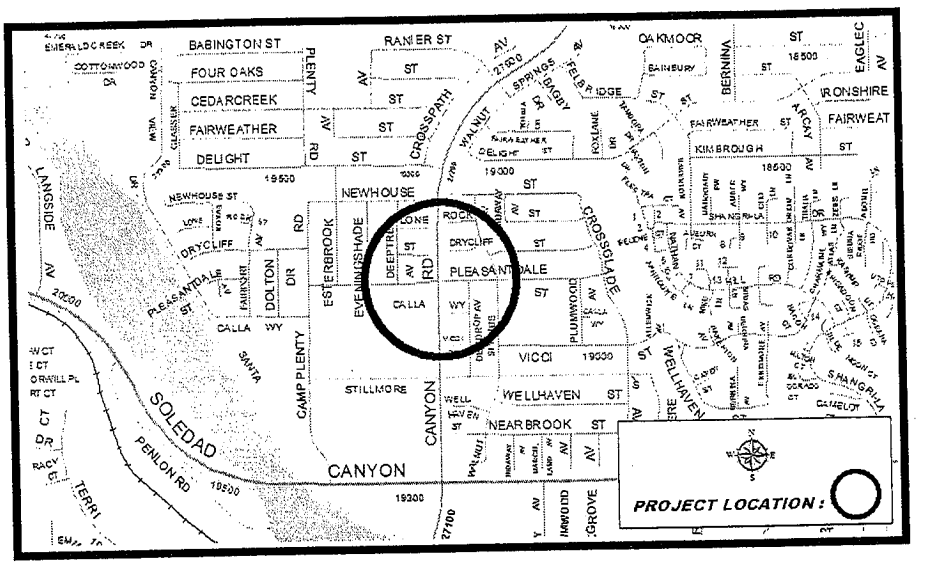
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	63,735	236,265	0	0	0	0	300,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$63,735**	**$236,265**	**$0**	**$0**	**$0**	**$0**	**$300,000**

Impact On Operations: None.

WHITES CANYON ROAD/PLEASANTDALE STREET SIGNAL MODIFICATION

Project Number: C3014

Project Location:
Whites Canyon Road at Pleasantdale Street.



Description: This project will install new signal masts and modify the existing traffic signal operation to include changing the signal phasing to provide a protected left-turn operation for motorists traveling along north and south-bound Whites Canyon Road.

Justification: This location has demonstrated a need to provide a protected left-turn operation to improve traffic flow. This is based on traffic volumes, geometry of the intersection, and traffic reports.This is a one-time request to allocate the modification and roadway funds to this effort.

Project Status: Proposed. **Department:** Public Works **Project Supervisor** Andrew Yi

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	1,500	0	0	0	0	1,500
Design/Plan Review	0	25,000	0	0	0	0	25,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	147,500	0	0	0	0	147,500
Inspection & Admin	0	15,000	0	0	0	0	15,000
Contingency	0	21,000	0	0	0	0	21,000
Total Costs:	**$0**	**$210,000**	**$0**	**$0**	**$0**	**$0**	**$210,000**

Project Funding:

Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	0	210,000	0	0	0	0	210,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$210,000**	**$0**	**$0**	**$0**	**$0**	**$210,000**

Impact On Operations: None.

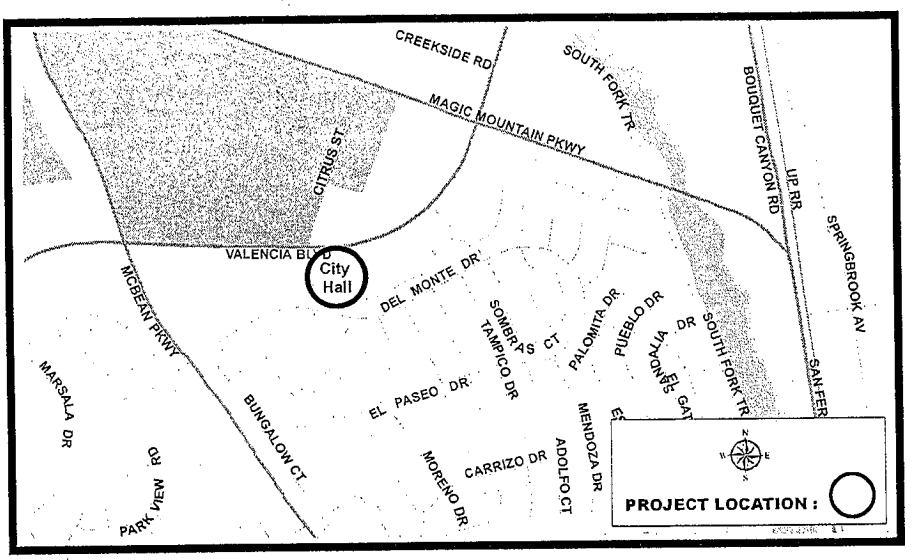
CITY OF SANTA CLARITA
FOUNDED 15 DECEMBER 1987
PD

FACILITIES
&
BUILDINGS

CITY HALL ACCESS IMPROVEMENTS

Project Number: F1021

Project Location:
City Hall building at 23920 Valencia Boulevard.



Description: This effort will bring various features of City Hall into compliance with current Americans with Disabilities Act (ADA) standards. Interior improvements will be made in addition to site improvements being made at the entrances to the building.

Justification: The Americans with Disabilities Act (ADA) requires local government facilities, that are newly constructed or altered, to be accessible to and usable by individuals with disabilities. The construction of the Seismic Retrofit Project is triggering these improvements.

Project Status: Proposed. **Department:** Public Works **Project Supervisor** Cruz Caldera

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	63,500	162,000	0	0	0	0	225,500
Inspection & Admin	650	1,300	0	0	0	0	1,950
Contingency	6,350	16,200	0	0	0	0	22,550
Total Costs:	**$70,500**	**$179,500**	**$0**	**$0**	**$0**	**$0**	**$250,000**

Project Funding:

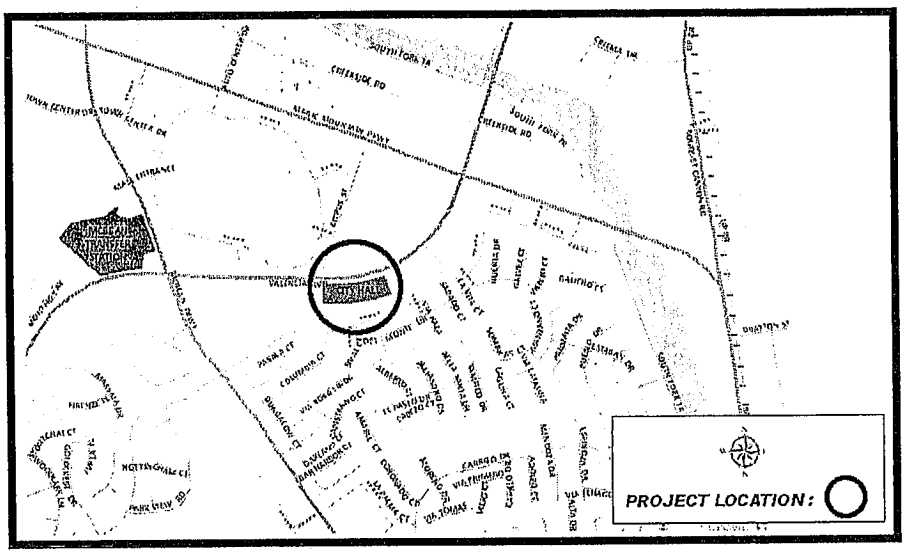
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
CDBG	0	110,005	0	0	0	0	110,005
General Fund	70,500	69,495	0	0	0	0	139,995
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$70,500**	**$179,500**	**$0**	**$0**	**$0**	**$0**	**$250,000**

Impact On Operations: None.

CITY HALL RETROFIT

Project Number: F1017

Project Location:
City Hall building at 23920 Valencia Boulevard.



Description: This effort will design and construct steel reinforcements to the City Hall building to meet codes required for housing the City's Emergency Operations Center (EOC), in the event of a significant seismic occurrence.

Justification: The City's Emergency Operations Plan lists the Santa Clarita City Hall building as the primary Emergency Operations Center (EOC) in the event of a seismic occurrence. For the structure to serve in this capacity, it must undergo a series of moderate structural steel reinforcements to meet the current building code requirements for "essential structures."

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	347,200	0	0	0	0	0	347,200
Right-of-Way	0	0	0	0	0	0	0
Construction	1,211,700	0	0	0	0	0	1,211,700
Inspection & Admin	155,697	110,000	0	0	0	0	265,697
Contingency	238,000	0	0	0	0	0	238,000
Total Costs:	**$1,952,597**	**$110,000**	**$0**	**$0**	**$0**	**$0**	**$2,062,597**

Project Funding:

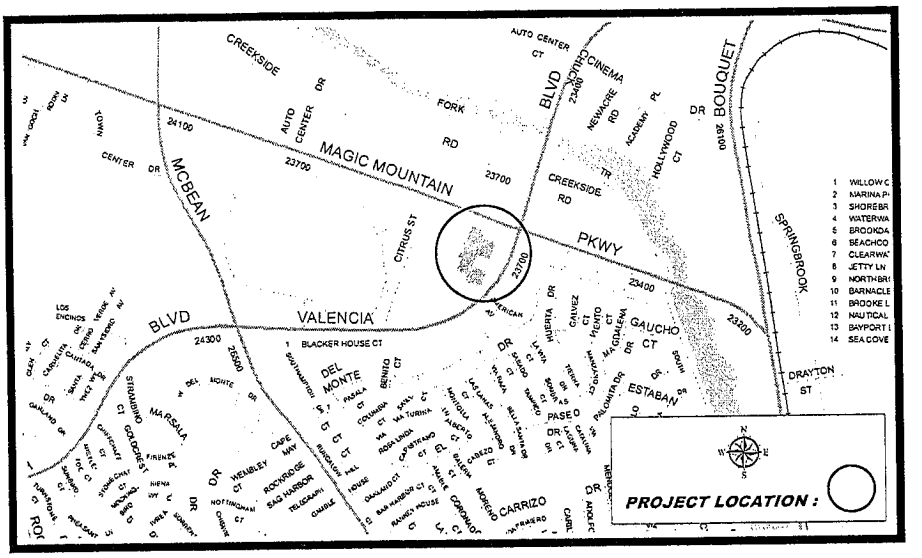
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Facilities Replacement	538,489	0	0	0	0	0	538,489
FEMA Grant	825,700	0	0	0	0	0	825,700
General Fund	588,408	110,000	0	0	0	0	698,408
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$1,952,597**	**$110,000**	**$0**	**$0**	**$0**	**$0**	**$2,062,597**

Impact On Operations: None.

VALENCIA LIBRARY PARKING LOT EXPANSION

Project Number: F1020

Project Location:
Valencia Library at
23743 Valencia
Boulevard.



Description: The parking lot expansion was completed in fiscal year 2013-14, and added 27 parking spaces to the existing lot. Improvements included lighting, irrigation, landscaping, and parking lot circulation issues. The fiscal year 2014-15 effort will provide for a public art piece.

Justification: The Valencia Library is located in a joint-use civic area shared by the Los Angeles County Superior Court, Santa Clarita Sheriff Station, and the Los Angeles County Building & Safety Department. This shared usage creates a high demand for parking, which was addressed last year. The vision for the library improvements also included the procurement and installation of a public art piece to beautify the library grounds and enrich the experience of visiting the library. This effort is consistent with the Citys' Art in Public Places Program.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

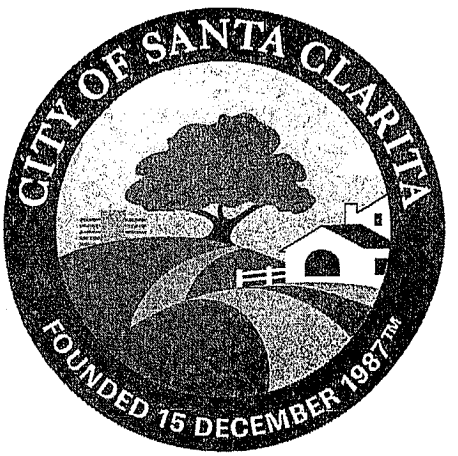
Project Cost Est. ($):

Expenditure/Category:	Prior Years	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	5,000	0	0	0	0	0	5,000
Design/Plan Review	50,000	0	0	0	0	0	50,000
Right-of-Way	0	0	0	0	0	0	0
Construction	380,000	25,000	0	0	0	0	405,000
Inspection & Admin	30,993	0	0	0	0	0	30,993
Contingency	29,000	0	0	0	0	0	29,000
Total Costs:	**$494,993**	**$25,000**	**$0**	**$0**	**$0**	**$0**	**$519,993**

Project Funding:

Funding Source:	Prior Years	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Facilities Replacement	463,731	25,000	0	0	0	0	488,731
General Fund	6,462	0	0	0	0	0	6,462
Library Funds	24,800	0	0	0	0	0	24,800
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$494,993**	**$25,000**	**$0**	**$0**	**$0**	**$0**	**$519,993**

Impact On Operations: None anticipated at this time.

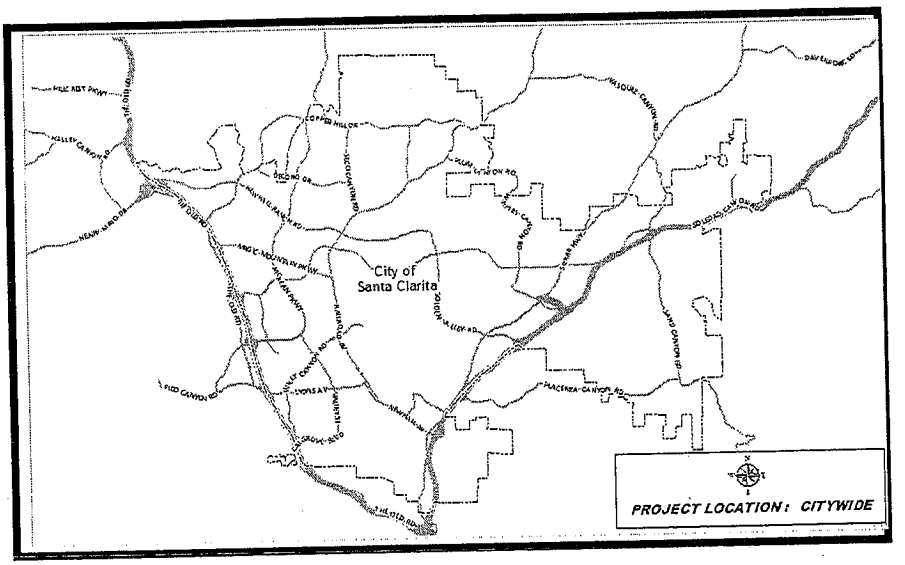

CITY OF SANTA CLARITA
FOUNDED 15 DECEMBER 1987TM

MAINTENANCE

2012-13 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM

Project No: M0093

Project Location:
Citywide.



Description: This effort will address maintenance needs to several bridges Citywide including Sand Canyon Road over the Santa Clara River; Golden Valley Road over Soledad Canyon Road; Pamplico Drive over Dry Canyon Channel; 14th Street over Newhall Creek; and Sierra Highway over SCRRA rail line. Work will be consistent with the recommended tasks presented in the bridge inspection reports.

Justification: Preventative maintenance extends the useful life of bridges by addressing necessary repairs to avoid further structural deterioration. This program is consistent with the City's commitment to sound infrastructure.

Project Status: In progress. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	6,000	0	0	0	0	0	6,000
Design/Plan Review	62,070	0	0	0	0	0	62,070
Right-of-Way	0	0	0	0	0	0	0
Construction	0	400,000	0	0	0	0	400,000
Inspection & Admin	0	30,000	0	0	0	0	30,000
Contingency	0	26,880	0	0	0	0	26,880
Total Costs:	**$68,070**	**$456,880**	**$0**	**$0**	**$0**	**$0**	**$524,950**

Project Funding:

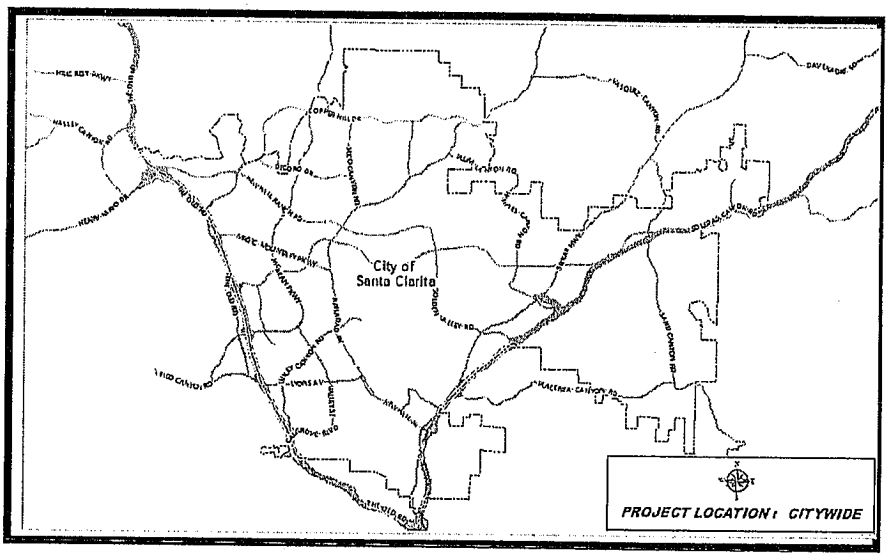
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Federal HBP Grant	44,265	393,147	0	0	0	0	437,412
TDA Article 8	23,805	63,733	0	0	0	0	87,538
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$68,070**	**$456,880**	**$0**	**$0**	**$0**	**$0**	**$524,950**

Impact On Operations: None.

2013-14 OVERLAY AND SLURRY SEAL PROGRAM

Project Number: M0097

Project Location:
Citywide.



Description: The annual Overlay Program reflects the City's commitment to sound pavement management of the roadway infrastructure by overlaying streets in need of attention. Streets will be selected based on recommendations from the City's pavement management survey and field inspections.

Justification: This effort strives to maintain the quality and viability of the City's streets. To meet the pavement management survey's projected five-year need, the City must commit funds to the Overlay program. By committing funds to this maintenance need, the City will prevent excessive roadway deterioration, which results in higher repair costs.

Project Status: In progress. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	30,000	0	0	0	0	0	30,000
Design/Plan Review	220,000	0	0	0	0	0	220,000
Right-of-Way	0	0	0	0	0	0	0
Construction	5,100,000	0	0	0	0	0	5,100,000
Inspection & Admin	750,000	60,000	0	0	0	0	810,000
Contingency	562,262	0	0	0	0	0	562,262
Total Costs:	**$6,662,262**	**$60,000**	**$0**	**$0**	**$0**	**$0**	**$6,722,262**

Project Funding:

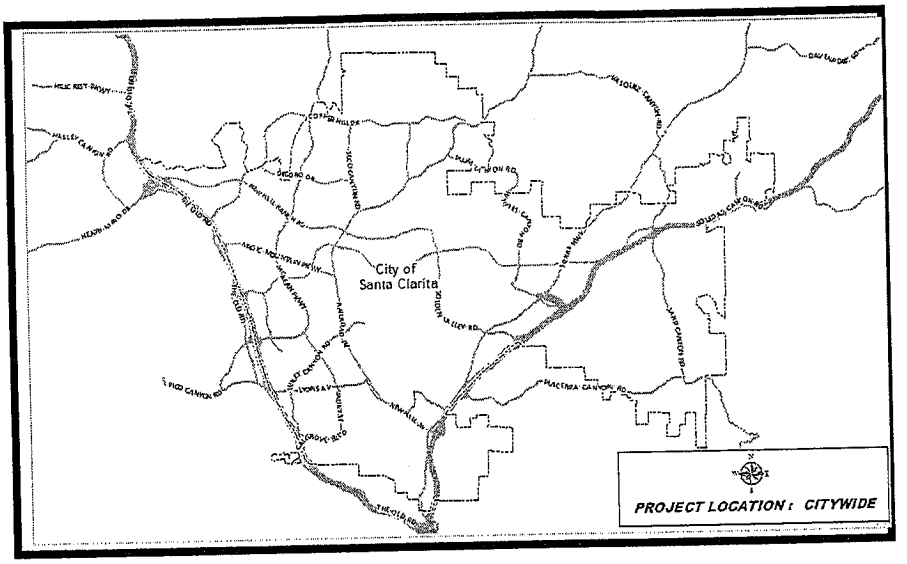
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Developer Fees	600,000	0	0	0	0	0	600,000
General Fund	484,333	60,000	0	0	0	0	544,333
STPL	5,577,929	0	0	0	0	0	5,577,929
TDA Article 8	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$6,662,262**	**$60,000**	**$0**	**$0**	**$0**	**$0**	**$6,722,262**

Impact On Operations: None.

2013-14 SIDEWALK REPAIR PROGRAM

Project Number: M0098

Project Location:
Citywide.



Description: The annual Sidewalk Repair Program is an integral part of the City's pavement management system. It makes necessary repairs to City sidewalks damaged by tree roots and pavement settlement.

Justification: Each year the City dedicates a portion of its capital budget to repair damaged sidewalks. By making the necessary repairs, the City demonstrates its commitment to maintaining a safe and sound infrastructure.

Project Status: In progress. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	562,550	137,425	0	0	0	0	699,975
Inspection & Admin	102,000	0	0	0	0	0	102,000
Contingency	48,025	0	0	0	0	0	48,025
Total Costs:	**$712,575**	**$137,425**	**$0**	**$0**	**$0**	**$0**	**$850,000**

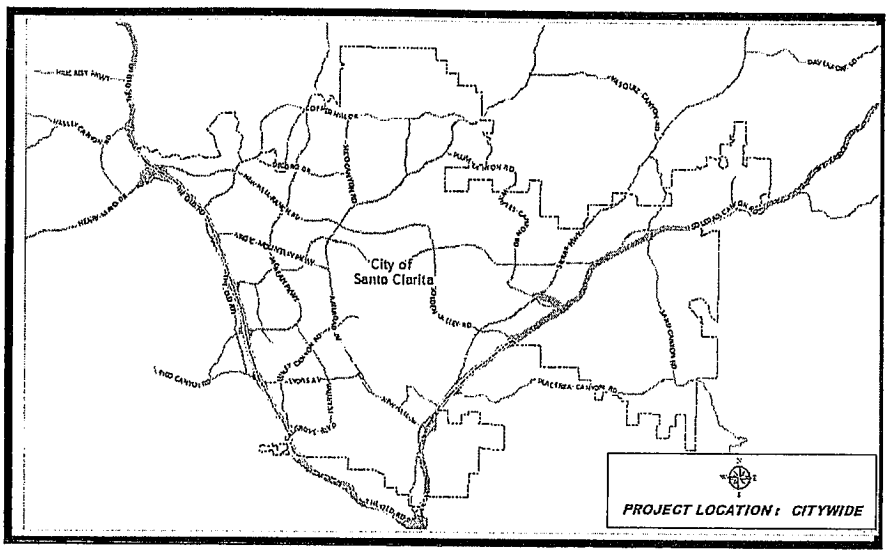
Project Funding:

Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	462,575	137,425	0	0	0	0	600,000
General Fund	250,000	0	0	0	0	0	250,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$712,575**	**$137,425**	**$0**	**$0**	**$0**	**$0**	**$850,000**

Impact On Operations: None.

2014-15 BRIDGE PREVENTATIVE MAINTENANCE PROGRAM Project Number: M0101

Project Location:
Citywide.



Description: This effort will design improvements to address maintenance needs to the final set of bridges identitified in the 2012 Bridge Preventative Maintenance Program Report. Bridges included in this effort are: Avenida Rotella over the pedestrial tunnel; Rogers over Plum Canyon Road, Centurion Way over Bouquet Canyon Road, and Urbandale over Bouquet Channel. Additional bridges may be added pending further investigation. Construction of improvements is anticipated in a future year.

Justification: The Bridge Preventative Maintenance Program is consistent with the City's commitment to address necessary repairs to maintain the integrity of the City's infrastructure. Making the necessary repairs will extend the useful life expectancy of the bridges.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	947	0	0	0	947
Design/Plan Review	0	47,000	0	0	0	0	47,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	0	235,000	0	0	0	235,000
Inspection & Admin	0	3,000	15,000	0	0	0	18,000
Contingency	0	0	29,000	0	0	0	29,000
Total Costs:	**$0**	**$50,000**	**$279,947**	**$0**	**$0**	**$0**	**$329,947**

Project Funding:

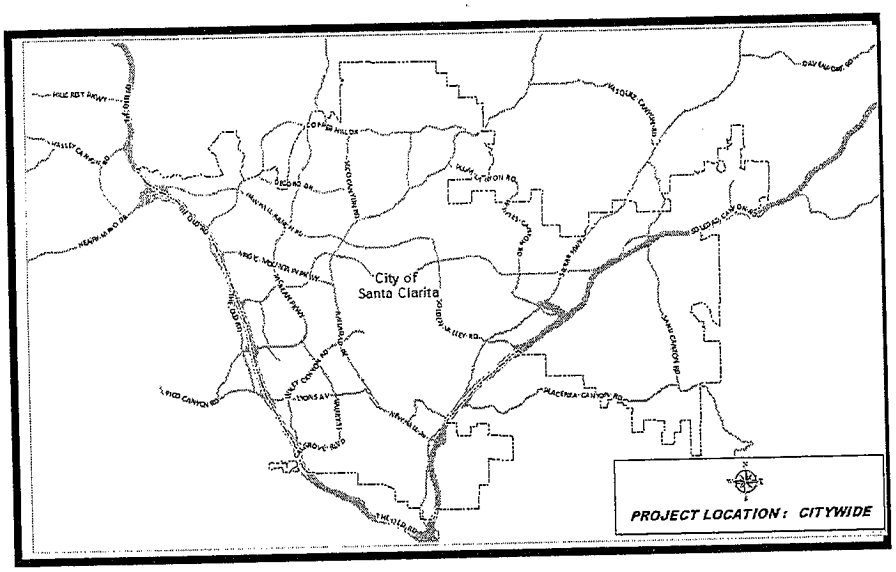
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	0	5,735	0	0	0	0	5,735
Federal HBP Grant	0	44,265	247,837	0	0	0	292,102
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	32,110	0	0	0	32,110
Total Costs:	**$0**	**$50,000**	**$279,947**	**$0**	**$0**	**$0**	**$329,947**

Impact On Operations: None at this time.

2014-15 OVERLAY AND SLURRY SEAL PROGRAM

Project Number: M0102

Project Location:
Citywide.



Description: The annual Overlay Program reflects the City's commitment to sound pavement management of the roadway infrastructure by overlaying streets in need of attention. Streets will be selected based on recommendations from the City's pavement management survey and field inspections.

Justification: This effort strives to maintain the quality and viability of the City's streets. To maintain the current rating of City streets, $16,300,000 must be committed annually to the overlay program. This financial commitment will avoid further overall roadway deterioration/deficit.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	36,709	50,000	50,000	50,000	50,000	236,709
Design/Plan Review	0	400,000	500,000	500,000	500,000	500,000	2,400,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	8,700,000	13,500,000	13,500,000	13,500,000	13,500,000	62,700,000
Inspection & Admin	0	513,500	750,000	750,000	750,000	750,000	3,513,500
Contingency	0	870,000	1,500,000	1,500,000	1,500,000	1,500,000	6,870,000
Total Costs:	**$0**	**$10,520,209**	**$16,300,000**	**$16,300,000**	**$16,300,000**	**$16,300,000**	**$75,720,209**

Project Funding:

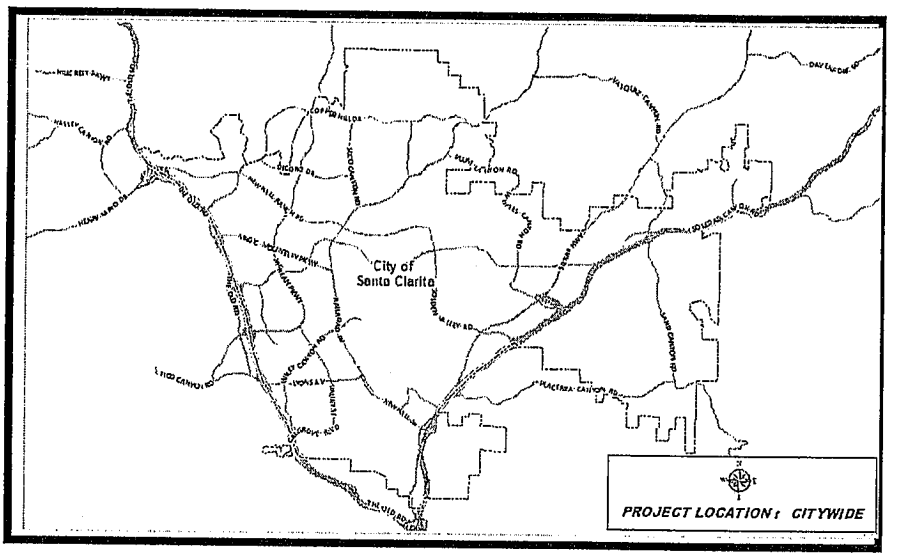
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	0	227,023	0	0	0	0	227,023
Measure R Local	0	2,724,022	0	0	0	0	2,724,022
STPL	0	736,440	0	0	0	0	736,440
TDA Art. 8	0	6,832,724	0	0	0	0	6,832,724
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	16,300,000	16,300,000	16,300,000	16,300,000	65,200,000
Total Costs:	**$0**	**$10,520,209**	**$16,300,000**	**$16,300,000**	**$16,300,000**	**$16,300,000**	**$75,720,209**

Impact On Operations: None.

2014-15 SIDEWALK REPAIR PROGRAM

Project Number: M0103

Project Location:
Citywide.



Description: The annual Sidewalk Repair Program is an integral part of the City's pavement management system. It makes necessary repairs to City sidewalks damaged by tree roots and pavement settlement.

Justification: Making necessary repairs to damaged sidewalks is consistent with the City's commitment to sound pavement management and improves pedestrian passage by eliminating conditions that impede upon the pathway.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	5,000	2,000	2,000	2,000	2,000	13,000
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	855,000	232,000	232,000	232,000	232,000	1,783,000
Inspection & Admin	0	70,000	13,000	13,000	13,000	13,000	122,000
Contingency	0	70,000	13,000	13,000	13,000	13,000	122,000
Total Costs:	**$0**	**$1,000,000**	**$260,000**	**$260,000**	**$260,000**	**$260,000**	**$2,040,000**

Project Funding:

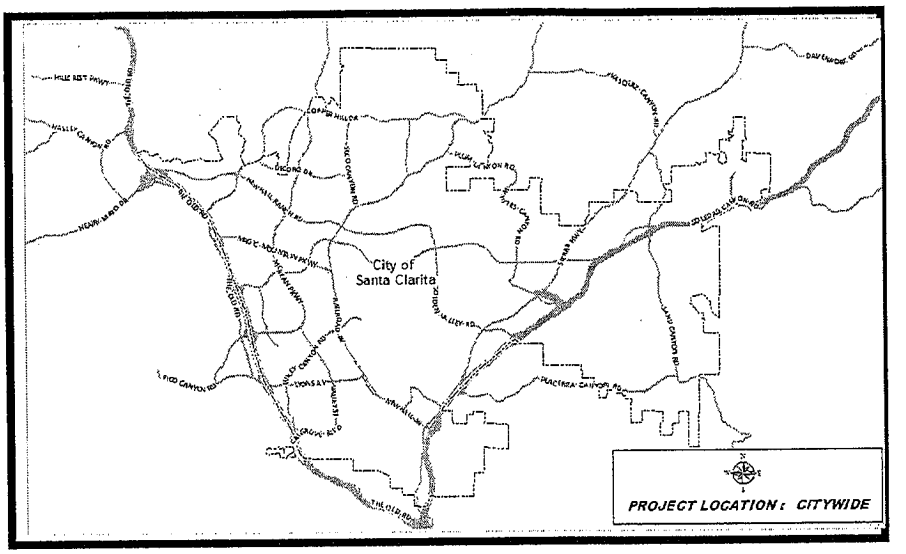
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
TDA Art. 8	0	1,000,000	0	0	0	0	1,000,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	260,000	260,000	260,000	260,000	1,040,000
Total Costs:	**$0**	**$1,000,000**	**$260,000**	**$260,000**	**$260,000**	**$260,000**	**$2,040,000**

Impact On Operations: None.

2014-15 STORM WATER FLOW LINE REPAIR PROGRAM

Project Number: M0104

Project Location:
Citywide.



Description: This annual maintenance effort makes necessary repairs to curb and gutter flow lines to address and prevent the ponding of storm water.

Justification: Each year the City dedicates a portion of the Capital budget to make necessary repairs to storm water flow lines, demonstrating the City's commitment to sound infrastructure. The repair of flow lines prevents water stagnation, which can lead to health issues.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	2,000	1,000	1,000	1,000	1,000	6,000
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	314,000	225,000	225,000	225,000	225,000	1,214,000
Inspection & Admin	0	16,000	11,250	11,250	11,250	11,250	61,000
Contingency	0	18,000	12,750	12,750	12,750	12,750	69,000
Total Costs:	**$0**	**$350,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$1,350,000**

Project Funding:

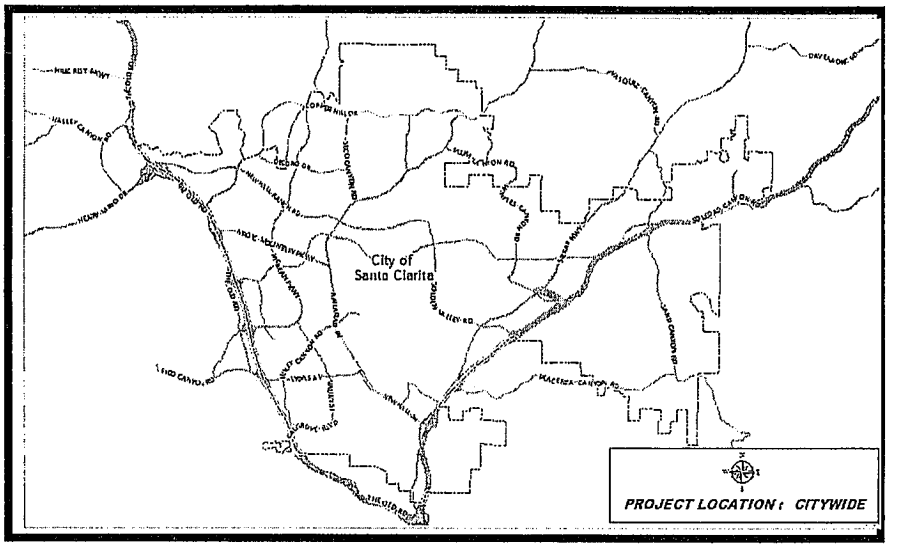
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Storm Water Utility	0	350,000	0	0	0	0	350,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	250,000	250,000	250,000	250,000	1,000,000
Total Costs:	**$0**	**$350,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$1,350,000**

Impact On Operations: None.

2014-15 TRAIL FENCE REPLACEMENT PROGRAM

Project Number: M0105

Project Location:
Citywide.



Description: This project will replace the existing fence lines on five major trail sections with lodge pole fence products to provide a more durable, visually pleasing trail zone barrier. Portions of the Robinson Ranch and South Fork Trail were replaced in Fiscal Year 2013-14. This year's effort will repair the remainder of the South Fork Trail and the Commuter Rail Trail in Canyon Country.

Justification: Supports a Citywide goal of maintaining City trails to the established high standards important to the City Council; and the Parks, Recreation, and Community Services (PR&CS) Commission. A phased program analysis to determine priority efforts was conducted through inspection of condition, review of maintenance practices, accurate measurement of all trail sections, and research on trail fence system products. This effort implements the phased program to address necessary replacement of the failing and vandalized fence system.

Project Status: Proposed. **Department:** Parks, Recreation & Community Services **Project Supervisor:** Peter Henne

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	75,000	75,000	75,000	75,000	75,000	375,000
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0
Total Costs:	**$0**	**$75,000**	**$75,000**	**$75,000**	**$75,000**	**$75,000**	**$375,000**

Project Funding:

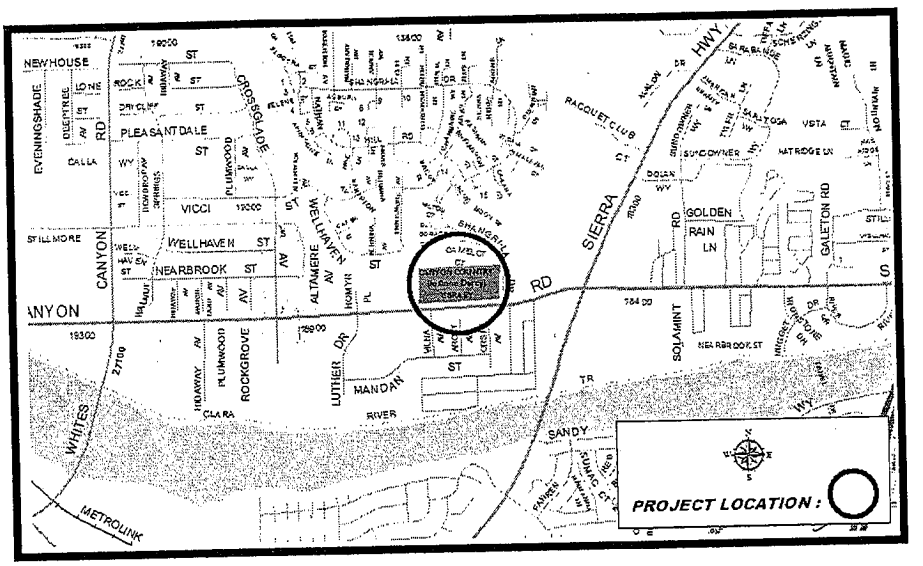
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
General Fund	0	13,520	0	0	0	0	13,520
TDA Article 3	0	61,480	0	0	0	0	61,480
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	75,000	75,000	75,000	75,000	300,000
Total Costs:	**$0**	**$75,000**	**$75,000**	**$75,000**	**$75,000**	**$75,000**	**$375,000**

Impact On Operations: Savings in man hours by elminating the need for temporary repairs.

JO ANNE DARCY CANYON COUNTRY LIBRARY EXTERIOR PAINT

Project Number: M3019

Project Location:
Jo Anne Darcy Canyon Country Library at 18601 Soledad Canyon Road.



Description: This project will repair the stucco and repaint the exterior walls of the Jo Anne Darcy Canyon Country Library building to match existing colors. It will also address any damage to the styrofoam architectural features prior to the application of paint.

Justification: The library was last painted in 2001 when it was originally built and is now in need of a fresh coat of paint. There are signs of wear and tear all over the building, in addition to the numerous 'patches' that were painted to cover grafitti. A new layer of paint will also serve as a protective layer against the elements.

Project Status: Proposed. **Department:** Public Works **Project Supervisor** Byron Moline

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	75,000	0	0	0	0	75,000
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	5,000	0	0	0	0	5,000
Total Costs:	**$0**	**$80,000**	**$0**	**$0**	**$0**	**$0**	**$80,000**

Project Funding:

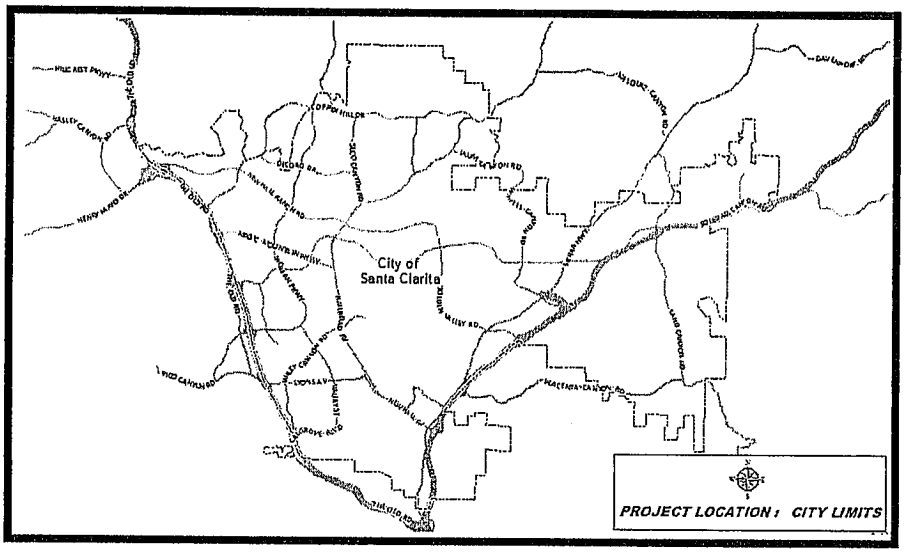
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Developer Fees - UI	0	18,499	0	0	0	0	18,499
General Fund	0	61,501	0	0	0	0	61,501
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$80,000**	**$0**	**$0**	**$0**	**$0**	**$80,000**

Impact On Operations: None.

POOL REPLASTER - NORTH OAKS PARK AND VALENCIA GLEN PARK

Project Number M0106

Project Location:
North Oaks and Valencia Glen Parks.



Description: This project will remove existing plaster and tile lane markings in the North Oaks Park and Valencia Glen Park pools, replacing them with new plaster and tilework. The North Oaks Pool will also receive new tile gutters to address ongoing maintenance issues.

Justification: These pools were last re-plastered approximately 18 years ago. Existing plaster is showing signs of deterioration due to age. The pool plaster at Valencia Glen Park is cracking, and risks additional damage if not addressed. The tile gutters at North Oaks Park poolis experiencing cracking and dislodging due to settling of the pool. Other work related to pool maintenance will be addressed as needed.

Project Status: Proposed. **Department:** Parks, Recreation & Community Services **Project Supervisor:** Ron Fierro

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	5,000	0	0	0	0	5,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	153,000	0	0	0	0	153,000
Inspection & Admin	0	2,000	0	0	0	0	2,000
Contingency	0	24,000	0	0	0	0	24,000
Total Costs:	**$0**	**$184,000**	**$0**	**$0**	**$0**	**$0**	**$184,000**

Project Funding:

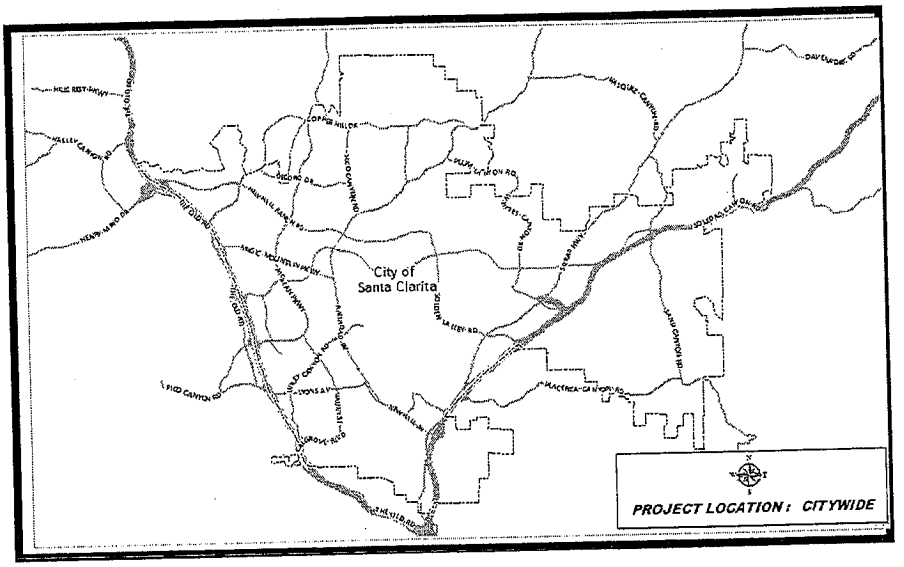
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
General Fund	0	184,000	0	0	0	0	184,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$184,000**	**$0**	**$0**	**$0**	**$0**	**$184,000**

Impact On Operations: None.

RUBBERIZED PLAYGROUND SURFACE REPLACEMENT

Project Number: M0107

Project Location:
Selected parks Citywide.



Description: This project will remove and replace the worn rubberized surfacing at four park playgrounds: Begonias Lane, Central, Oak Spring Canyon, and Valencia Heritage Parks. The combined surface area to be replaced totals 6,847 square feet.

Justification: Rubberized surfacing is a safety component in many of the City's playgrounds. The average life-expectancy of rubberized surfacing in our geographic area, taking into consideration the climate conditions and usage volume, is seven years. There are four parks with playground surfaces in need of replacement because of their poor, failing condition.

Project Status: Proposed. **Department:** Parks, Recreation & Community Services **Project Supervisor:** Tom Reilly

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	103,000	0	0	0	0	103,000
Inspection & Admin	0	2,000	0	0	0	0	2,000
Contingency	0	15,000	0	0	0	0	15,000
Total Costs:	**$0**	**$120,000**	**$0**	**$0**	**$0**	**$0**	**$120,000**

Project Funding:

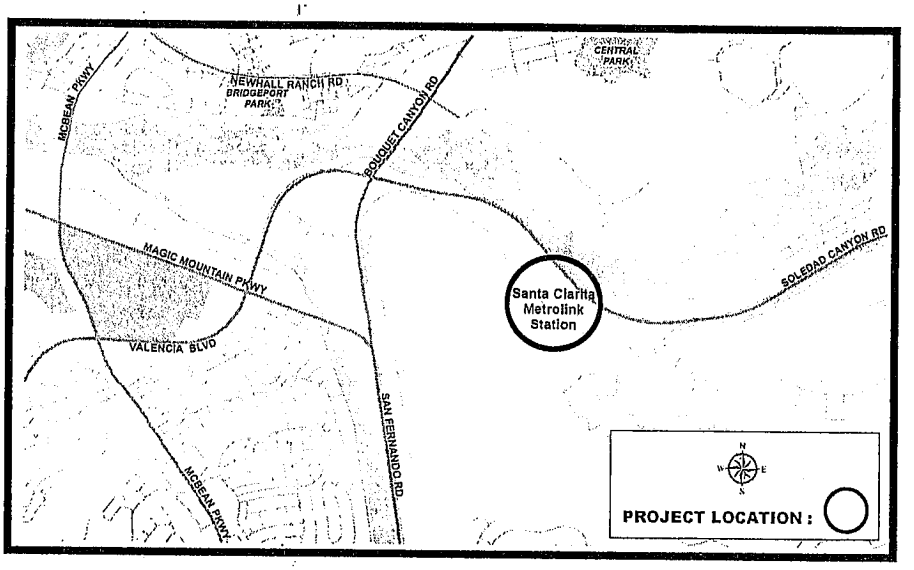
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
General Fund	0	120,000	0	0	0	0	120,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$120,000**	**$0**	**$0**	**$0**	**$0**	**$120,000**

Impact On Operations: Staff hour savings due to elimination of patch and repair activities.

SANTA CLARITA METROLINK STATION EXTERIOR PAINT

Project Number: M4012

Project Location:
Santa Clarita Metrolink Station at 22122 Soledad Canyon Road.



Description: This project will repaint the exterior walls of the existing structures to match existing colors. The metal handrails and roofing support columns will also be painted.

Justification: The Santa Clarita Metrolink Station was opened in 1992 and has had years of exposure to harsh weather. The exterior walls of the existing structures are now faded and some areas of plaster show signs of erosion. This project will improve the appearance as well as add a new layer of paint to serve as a protective layer against the elements.

Project Status: Proposed. **Department:** Public Works **Project Supervisor** Byron Moline

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	150,000	0	0	0	0	150,000
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0
Total Costs:	**$0**	**$150,000**	**$0**	**$0**	**$0**	**$0**	**$150,000**

Project Funding:

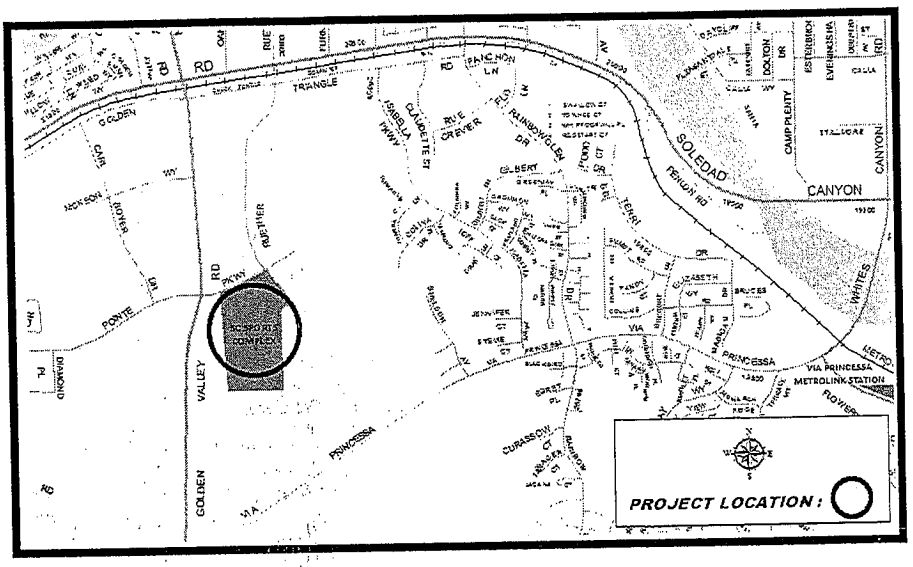
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
FTA Grant	0	150,000	0	0	0	0	150,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$150,000**	**$0**	**$0**	**$0**	**$0**	**$150,000**

Impact On Operations: None.

SANTA CLARITA SPORTS COMPLEX
ELECTRICAL SWITCHGEAR REPLACEMENT

Project Number M3021

Project Location:
Santa Clarita Sports Complex (Activities Center at 20880 Centre Pointe Parkway, Gymnasium at 20870 Centre Pointe Parkway)



Description: This project will install a new electrical switchgear at the Santa Clarita Sports Complex (SCSC) with equipment similar to the electrical equipment recently installed at City Hall.

Justification: The electrical system at this facility was installed in the late 1970s, at the time of the building's original construction. It is located in the Activities Center and serves both the Activities Center and the Gymnasium. Currently, the center currently operates without a back-up electrical system, which in the event of a system failure, could result in costly emergency repairs. A planned replacement of the equipment would avoid potential program interruptions, and could result in substantial savings by avoiding the possibility of paying for emergency services.

Project Status: Proposed. **Department:** Parks, Recreation & Community Services **Project Supervisor:** Ron Fierro

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	10,000	0	0	0	0	10,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	90,000	0	0	0	0	90,000
Inspection & Admin	0	2,000	0	0	0	0	2,000
Contingency	0	15,000	0	0	0	0	15,000
Total Costs:	**$0**	**$117,000**	**$0**	**$0**	**$0**	**$0**	**$117,000**

Project Funding:

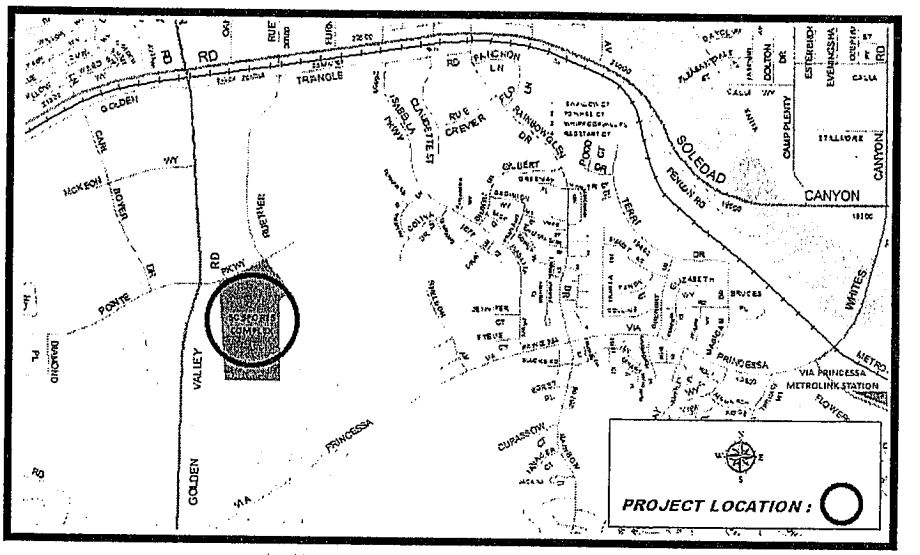
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
General Fund	0	117,000	0	0	0	0	117,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$117,000**	**$0**	**$0**	**$0**	**$0**	**$117,000**

Impact On Operations: None.

SANTA CLARITA SPORTS COMPLEX
HVAC REPLACEMENT PROGRAM, PHASE III

Project Number M3022

Project Location:
Santa Clarita Sports Complex - Activities Center at 20880 Centre Pointe Parkway.



Description: This project will replace roof-mounted HVAC units with new 2010 Title 24 energy compliant units. This represents year three of a planned four-year-program. This project will address several of the 14-year-old units at the Activities Center. Units generally have a 15-year-life expectancy.

Justification: Units are nearing the end of their life. Repairs are becoming more frequent with occasional system failures. New units are manufactured to comply with the latest Title 24 energy requirements, which increase overall efficiency, resulting in lower utility costs to the City.

Project Status: Proposed. **Department:** Parks, Recreation & Community Services **Project Supervisor:** Ron Fierro

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	5,000	5,000	0	0	0	10,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	78,500	78,500	0	0	0	157,000
Inspection & Admin	0	1,000	1,000	0	0	0	2,000
Contingency	0	5,000	5,000	0	0	0	10,000
Total Costs:	**$0**	**$89,500**	**$89,500**	**$0**	**$0**	**$0**	**$179,000**

Project Funding:

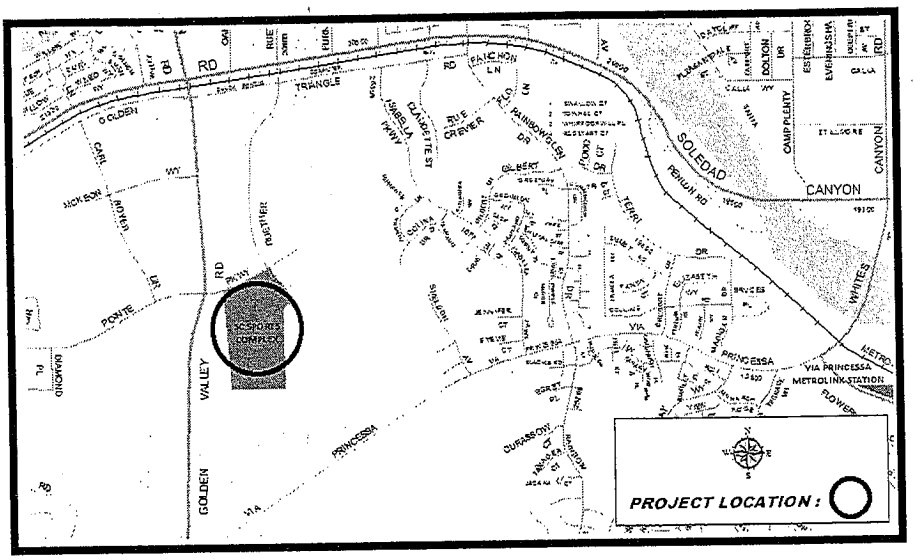
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
General Fund	0	89,500	0	0	0	0	89,500
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	89,500	0	0	0	89,500
Total Costs:	**$0**	**$89,500**	**$89,500**	**$0**	**$0**	**$0**	**$179,000**

Impact On Operations: Anticipate a 20% reduction in utility usage.

SANTA CLARITA SPORTS COMPLEX AQUATICS CENTER POOL DRAIN COMPLIANCE

Project Number M3020

Project Location:
Santa Clarita Sports Complex - Aquatics Center at 20850 Centre Pointe Parkway.



Description: This project will remove and replace the main drain inlet and covers at the bottom of 50-meter pool at the Santa Clarita Sports Complex Aquatics Center. This effort entails excavation and removal of existing drains and replacing them with larger units to accommodate the proper drain grates.

Justification: Renovation is necessary to be in full compliance with the federal Virginia Graham Baker Act. As a result of the County's new methodology in determining drain grate size and their allowable gallons-per-minute, the drains must be made larger to allow for more water to flow though the newly required drain covers.

Project Status: Proposed. **Department:** Parks, Recreation & Community Services **Project Supervisor:** Ron Fierro

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	2,000	0	0	0	0	2,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	18,000	0	0	0	0	18,000
Inspection & Admin	0	1,000	0	0	0	0	1,000
Contingency	0	2,000	0	0	0	0	2,000
Total Costs:	**$0**	**$23,000**	**$0**	**$0**	**$0**	**$0**	**$23,000**

Project Funding:

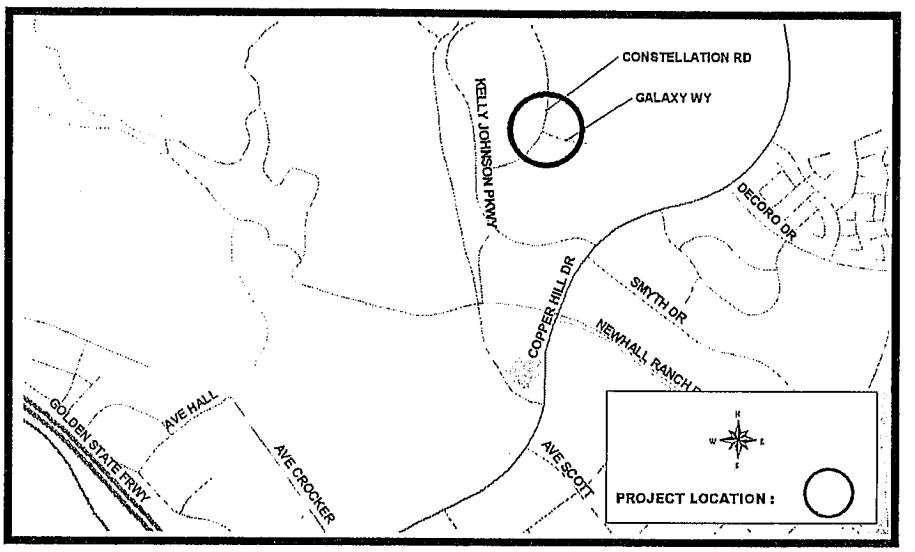
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
General Fund	0	23,000	0	0	0	0	23,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$23,000**	**$0**	**$0**	**$0**	**$0**	**$23,000**

Impact On Operations: None.

TRANSIT MAINTENANCE FACILITY
MAINTENANCE BUILDING FLOOR RECOATING

Project Number: M1016

Project Location:
Transit Maintenance
Facility 28250
Constellation Road



Description: This project will replace approximately 13,000 square feet of damaged and/or worn epoxy floor coating in the bus maintenance building at the Transit Maintenance Facility (TMF).

Justification: After almost 10 years of daily usage the floor of the bus maintenance garage at the TMF has chipped and bubbled leaving uncoated areas of the sub-concrete floor visible. These raw unprotected areas are now exposed to chemicals, temperature fluxuations, heavy equipment traffic, etc., and susceptible to additional chipping, and cracking of the base concrete.

Project Status: Proposed. **Department:** Administrative Services **Project Supervisor** Adrian Aguilar

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	95,000	0	0	0	0	95,000
Inspection & Admin	0	1,000	0	0	0	0	1,000
Contingency	0	9,000	0	0	0	0	9,000
Total Costs:	**$0**	**$105,000**	**$0**	**$0**	**$0**	**$0**	**$105,000**

Project Funding:

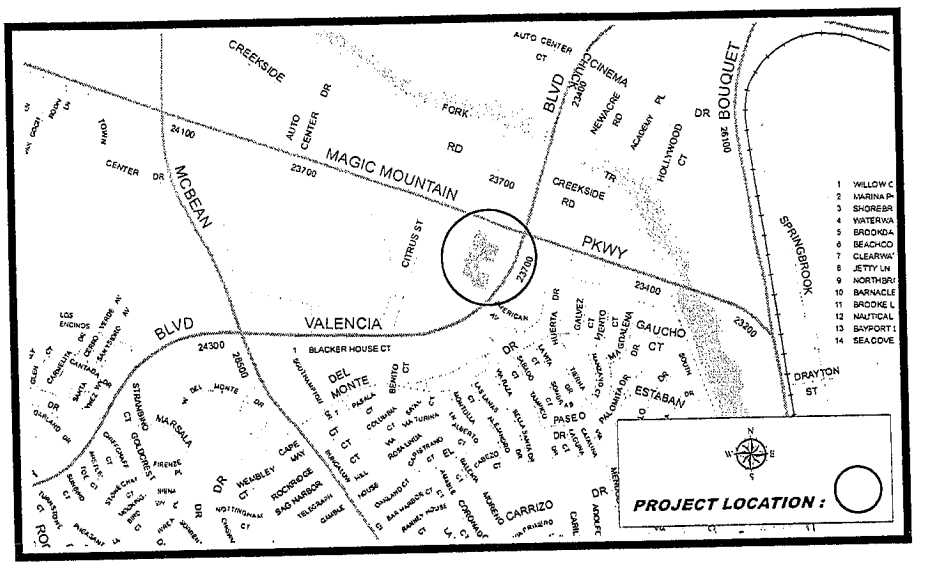
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
FTA Grant	0	105,000	0	0	0	0	105,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$105,000**	**$0**	**$0**	**$0**	**$0**	**$105,000**

Impact On Operations: None.

VALENCIA LIBRARY ROOF REPLACEMENT

Project Number: M1017

Project Location:
Valencia Library, 23743
Valencia Boulevard



Description: This project will remove the existing roof at the Valencia Library and replace it with a Title 24-compliant roof surfacing system with a 20-year warranty.

Justification: In 2011, the City assumed ownership of this library and its maintenance. Later in that year, the roof was inspected by a roofing consultant that reported the overall condition of the roof to be 'poor-to-failing'. The roof is exhibiting signs of failure and is missing tiles, which allows water to enter, wetting the insulation in several areas. Replacing the roof will help protect the City's investment.

Project Status: Proposed. **Department:** Public Works **Project Supervisor** Byron Moline

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	5,000	0	0	0	0	5,000
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	520,000	0	0	0	0	520,000
Inspection & Admin	0	3,300	0	0	0	0	3,300
Contingency	0	51,700	0	0	0	0	51,700
Total Costs:	**$0**	**$580,000**	**$0**	**$0**	**$0**	**$0**	**$580,000**

Project Funding:

Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
General Fund	0	580,000	0	0	0	0	580,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$580,000**	**$0**	**$0**	**$0**	**$0**	**$580,000**

Impact On Operations: None.

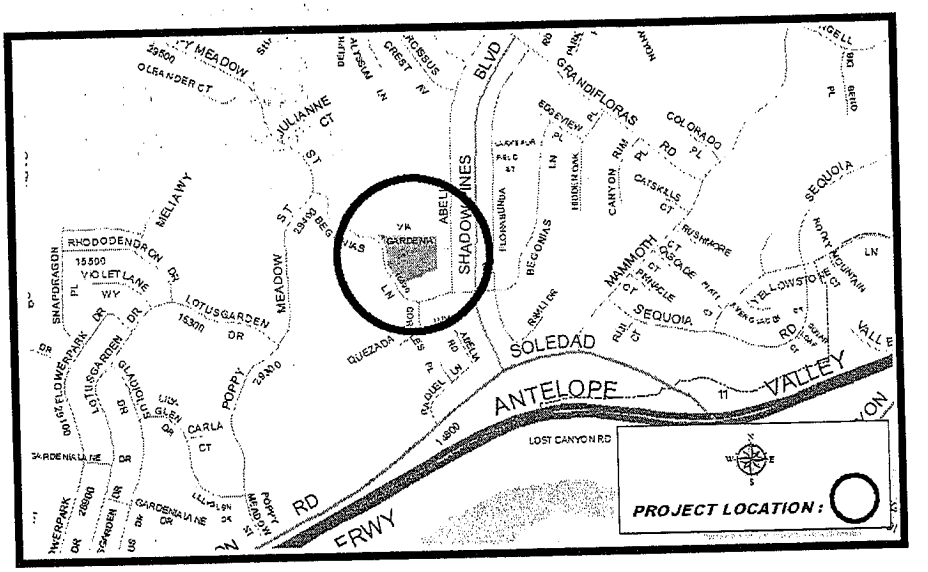
CITY OF SANTA CLARITA
FOUNDED 15 DECEMBER 1987 TM

PARKS

2014-15 PLAY AREA SHADE PROGRAM

Project Number P3020

Project Location:
Begonias Lane Park at
14911 Begonias Lane.



Description: This effort will continue the work of several previous years to design and construct shade structures over the play areas at several City parks, providing a comfortable playground environment for children and adults. The 2014-15 Fiscal Year effort will construct the improvement at Begonias Lane Park.

Justification: This project will increase daytime use of the play area, and supports the Healthy Cities Program by encouraging residents with children to spend time outdoors

Project Status: Proposed. **Department:** Parks, Recreation & Community Services **Project Supervisor:** Tom Reilly

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	1,500	1,500	1,500	1,500	1,500	7,500
Right-of-Way	0	0	0	0	0	0	0
Construction	0	57,000	60,000	60,000	60,000	60,000	297,000
Inspection & Admin	0	1,000	1,000	1,000	1,000	1,000	5,000
Contingency	0	2,500	2,500	2,500	2,500	2,500	12,500
Total Costs:	**$0**	**$62,000**	**$65,000**	**$65,000**	**$65,000**	**$65,000**	**$322,000**

Project Funding:

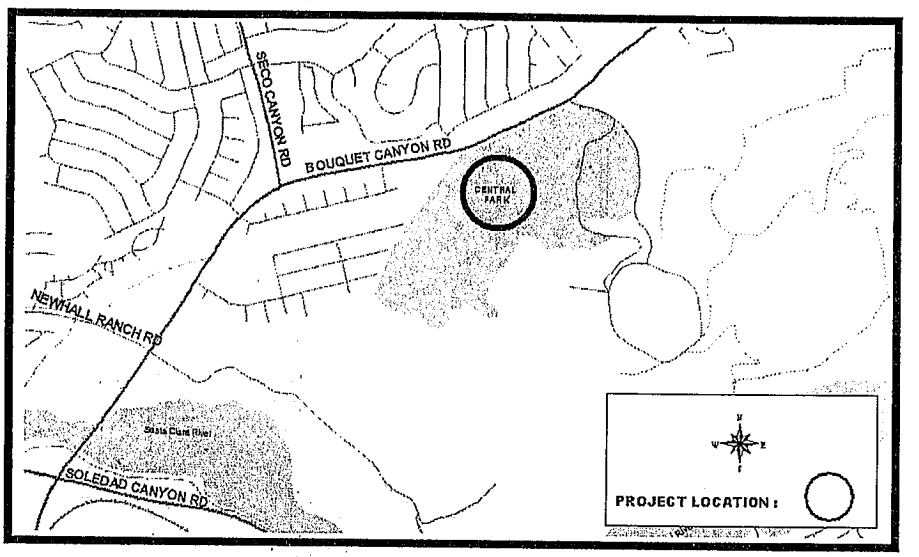
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
General Fund	0	62,000	0	0	0	0	62,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	65,000	65,000	65,000	65,000	260,000
Total Costs:	**$0**	**$62,000**	**$65,000**	**$65,000**	**$65,000**	**$65,000**	**$322,000**

Impact On Operations: Little or no impact to the operational budget.

CENTRAL PARK TENNIS CENTER - DESIGN

Project Number P4013

Project Location:
Central Park (27150 Bouquet Canyon Road)



Description: The project will design a tennis center at Central Park as identified in the 1998 Park Master Plan. The center will contain between six and ten courts, including one championship court, restroom facilities, and a staff office and lobby with a check-in counter, and locker area. Parking, circulation, and required utilities will also be included. The design will include an initial study of the environmental impact to determine if any further study or mitigation is required. Design scope will also include stormwater quality control costs and American's with Disabilities Act (ADA) access to the adjacent dog park and lighting of the dog park.

Justification: The 1998 Central Park Master Plan identified a tennis center as an amenity and the 2008 Parks, Recreation, and Open Space Master Plan identified tennis as the City's primary deficiency in terms of recreational amenities and programs. According to the plan, based on the City's population at that time, there should be a total of 80 tennis courts citywide. Currently, the City operates seven courts at three park locations.

Project Status: Proposed. **Department:** Parks, Recreation & Community Services **Project Supervisor:** Tom Reilly

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	10,000	0	0	0	0	10,000
Design/Plan Review	0	450,000	0	0	0	0	450,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Inspection & Admin	0	10,000	0	0	0	0	10,000
Contingency	0	50,000	0	0	0	0	50,000
Total Costs:	**$0**	**$520,000**	**$0**	**$0**	**$0**	**$0**	**$520,000**

Project Funding:

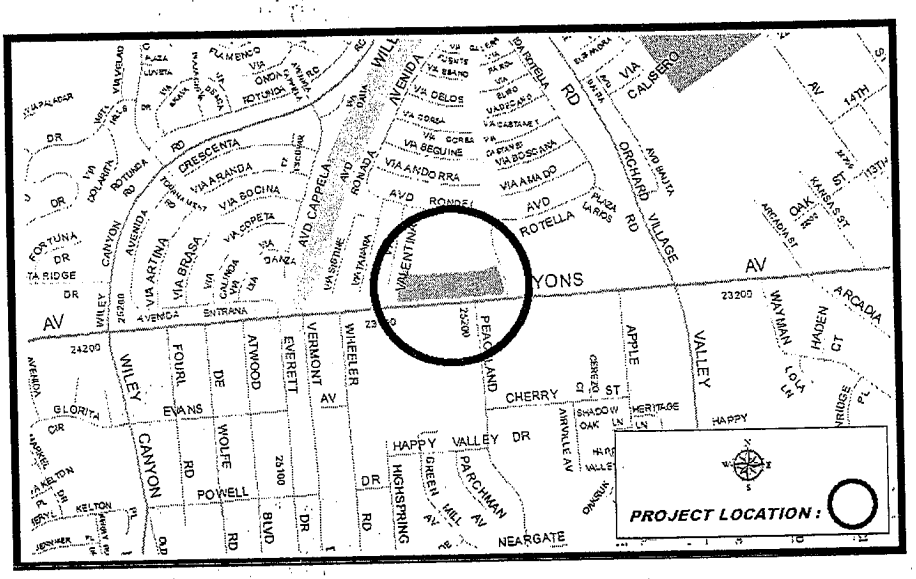
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
General Fund	0	520,000	0	0	0	0	520,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$520,000**	**$0**	**$0**	**$0**	**$0**	**$520,000**

Impact On Operations: None at this time.

OLD ORCHARD PARK MASTER PLAN RE-EVALUATION

Project Number P1006

Project Location:
Old Orchard Park -
25023 Avenida Rotella.



Description: This project will explore the possible reconfiguration of the park with the current community needs in mind as demonstrated in the community-wide input gathered in the Parks, Recreation, and Open Space Master Plan.The process will determine the extent to which the park will be modified in future years, ranging from refurbishment of existing buildings and amenities to the complete redesign and reconfiguration of the park.

Justification: The park was constructed in 1968 and its facilities and infrastructure are nearing the end of their useful lives. Its construction was heavily influenced by the County's operational needs at that time, which included a service yard and garage, a multi-use soccer/softball field and small recreation room. The fields are primarily used as practice locations for various leagues, and the recreation room is not currently used for programming.

Project Status: Proposed. **Department:** Parks, Recreation & Community Services **Project Supervisor:** Tom Reilly

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	45,000	0	0	0	0	45,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	5,000	0	0	0	0	5,000
Total Costs:	**$0**	**$50,000**	**$0**	**$0**	**$0**	**$0**	**$50,000**

Project Funding:

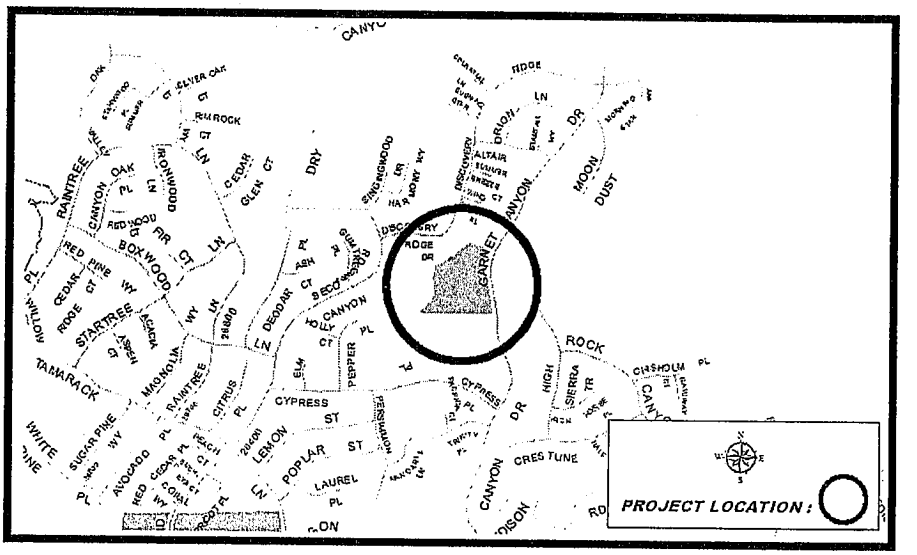
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
LMD T-2 Old Orchard	0	50,000	0	0	0	0	50,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$50,000**	**$0**	**$0**	**$0**	**$0**	**$50,000**

Impact On Operations: None at this time.

PACIFIC CREST PARK IMPROVEMENTS

Project Number P4014

Project Location:
Pacific Crest Park - 17468 Honey Maple Street.



Description: This park was annexed into the City in 2012, and lacks restrooms. This effort will design and construct a restroom, sewer connection, electrical utilities for building operation, walkway lighting, and upgrade the existing decomposed granite walkway by removing and replacing it with a concrete path. A portion of the existing path will be re-aligned to provide additional recreational turf with necessary irrigation and re-seed. In keeping with the theme of the neighborhood, fencing will also be incorporated along the park frontage.

Justification: Construction of restroom facilities will respond to community requests and bring the park up to City standards. The existing walkway is subject to irrigation runoff, making it impassible at times. By realigning and replacing it with a concrete path, recreational space will be maximized and park patrons will not be hindered by an inaccessible pathway. The proposed fencing will be strategically placed to discourage unauthorized vehicle entry which causes damage to the turf.

Project Status: Proposed. **Department:** Parks, Recreation & Community Services **Project Supervisor:** Tom Reily

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	2,000	0	0	0	0	2,000
Design/Plan Review	0	45,000	0	0	0	0	45,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	400,500	0	0	0	0	400,500
Inspection & Admin	0	25,500	0	0	0	0	25,500
Contingency	0	44,450	0	0	0	0	44,450
Total Costs:	**$0**	**$517,450**	**$0**	**$0**	**$0**	**$0**	**$517,450**

Project Funding:

Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
General Fund	0	517,450	0	0	0	0	517,450
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$517,450**	**$0**	**$0**	**$0**	**$0**	**$517,450**

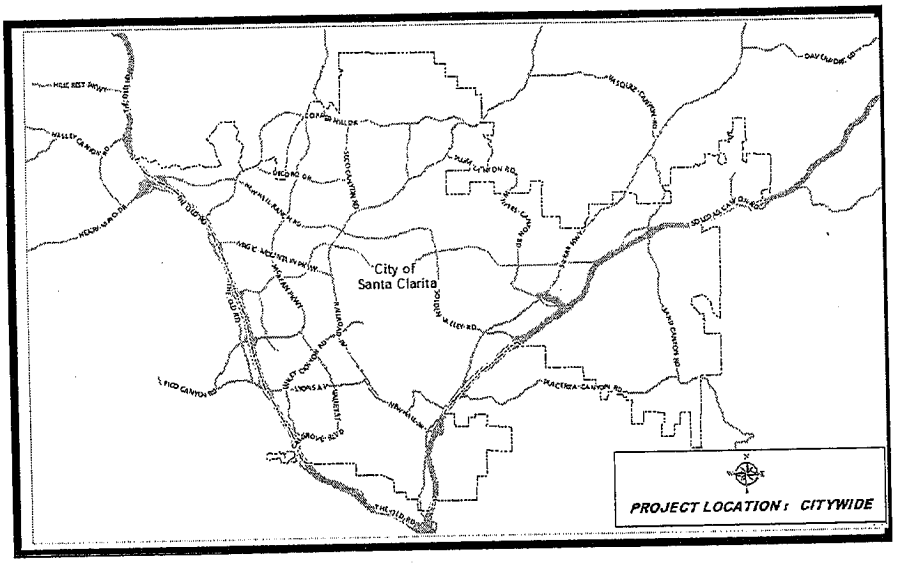
Impact On Operations: Increase to maintenance and utilities operational accounts is anticipated.

RESOURCE MANAGEMENT
&
CONSERVATION

CATCH BASIN TRASH EXCLUDERS

Project Number: R0010

Project Location:
Citywide.



Description: The new Stormwater permit requires the City install connector pipe screens or other devices on all catch basins known for having high trash/debris generation. Trash devices are placed either on or inside catch basins to prevent trash from entering the storm drain and the river. There are 19 catch basins in the City that are determined to be in this category.

Justification: This is a requirement of the NPDES permit, which will help to reduce staff time to clean out the storm drains. Staff has done research into the cost to purchase and install the equipment. Installation of the excluders will improve efficiency for the stormwater staff because the trash/debris will be blocked from entering the storm drain system, allowing for minimized cleaning time throughout the year.

Project Status: In progress. **Department:** Public Works **Project Supervisor:** Travis Lange

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	1,500	0	0	0	0	1,500
Right-of-Way	0	0	0	0	0	0	0
Construction	0	35,000	0	0	0	0	35,000
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	1,500	0	0	0	0	1,500
Total Costs:	**$0**	**$38,000**	**$0**	**$0**	**$0**	**$0**	**$38,000**

Project Funding:

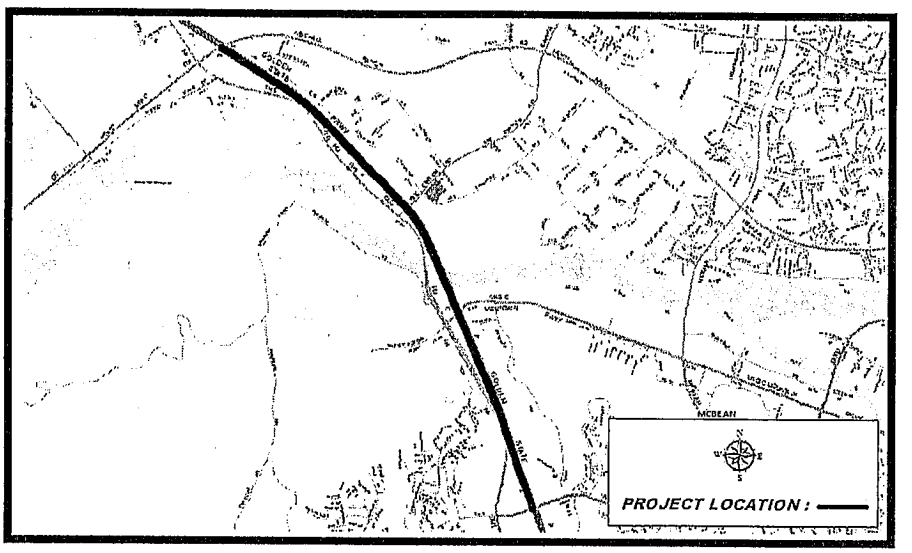
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Storm Water Utlity	0	38,000	0	0	0	0	38,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$38,000**	**$0**	**$0**	**$0**	**$0**	**$38,000**

Impact On Operations: Anticipate staff hour savings due to reduction in storm drain cleaning efforts.

ELECTRIC VEHICLE CHARGING STATIONS AND SUPPORT FOR DC FAST FILL

Project Number: R0014

Project Location:
Locations within one mile of Intestate 5.



Description: Project scope is a multi-agency collaborative effort with the Southern California Association of Governments (SCAG) and Cleantech Institute for the construction of electric vehicle fueling stations along Interstate 5 from San Diego to Sacramento. The City effort will provide for the cost of upgrading an electrical service line that will accommodate one fast-fill DC unit. Two slow-fill stations, capable of operating from existing electrical service lines will also be constructed in the City.

Justification: Many residents from the community have contacted the City requesting addtitional electric vehicle charging stations in the Santa Clarita Valley. This would support the growing number of EV owners, improve air quality, and supports local energy instead of imported fuel.

Project Status: Proposed. **Department:** Public Works **Project Supervisor** Travis Lange

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	49,000	0	0	0	0	49,000
Inspection & Admin	0	1,000	0	0	0	0	1,000
Contingency	0	0	0	0	0	0	0
Total Costs:	**$0**	**$50,000**	**$0**	**$0**	**$0**	**$0**	**$50,000**

Project Funding:

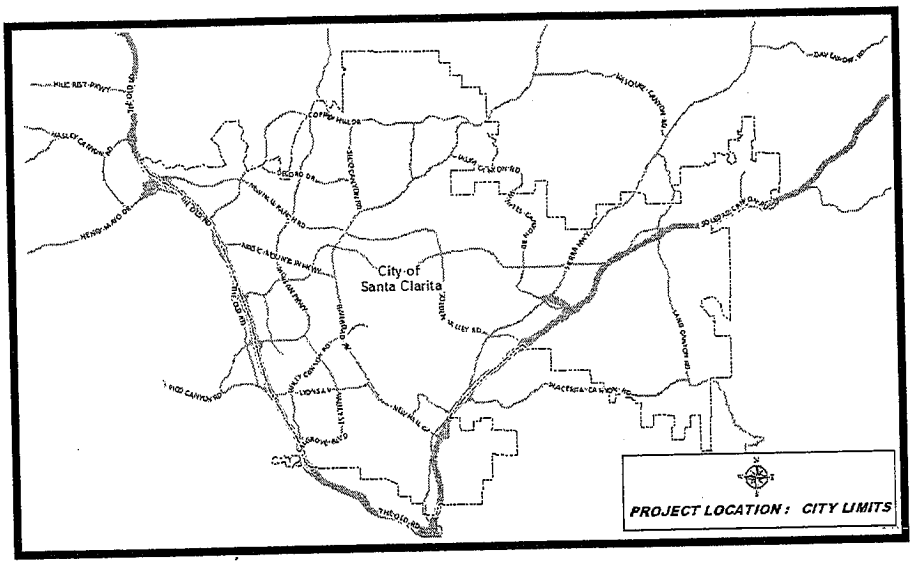
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
General Fund	0	50,000	0	0	0	0	50,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$50,000**	**$0**	**$0**	**$0**	**$0**	**$50,000**

Impact On Operations: Grant would support 4 years of maintenance. Actual maintenance costs are undetermined at this time, but will be built into user fees.

LOW IMPACT DEVELOPMENT PARKING LOT RETROFIT

Project Number: R0012

Project Location:
City limits.



Description: This project will retrofit an existing public parking lot with low impact development improvements. This retrofit will allow polluted storm water to soak into the ground for treatment rather than entering the storm drain pipes. Normally, polluted stormwater runoff enters the storm drain that empties at the Santa Clara River, which is the local groundwater supply.

Justification: The City of Santa Clarita was able to obtain a grant funded by Los Angeles County Sanitation District fines, to retrofit a public parking lot. Retrofitting parking lots with low impact development and green streets is a requirement to meeting National Pollutant Discharge Elimination System (NPDES) permit required pollution limits. Staff is working to determine the most suitable location for the limited grant budget provided.

Project Status: Proposed. **Department:** Public Works **Project Supervisor** Travis Lange

Project Cost Est. ($):

Expenditure/Category:	Prior Years	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	2,500	0	0	0	0	2,500
Design/Plan Review	0	20,000	0	0	0	0	20,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	95,000	0	0	0	0	95,000
Inspection & Admin	0	10,000	0	0	0	0	10,000
Contingency	0	10,000	0	0	0	0	10,000
Total Costs:	**$0**	**$137,500**	**$0**	**$0**	**$0**	**$0**	**$137,500**

Project Funding:

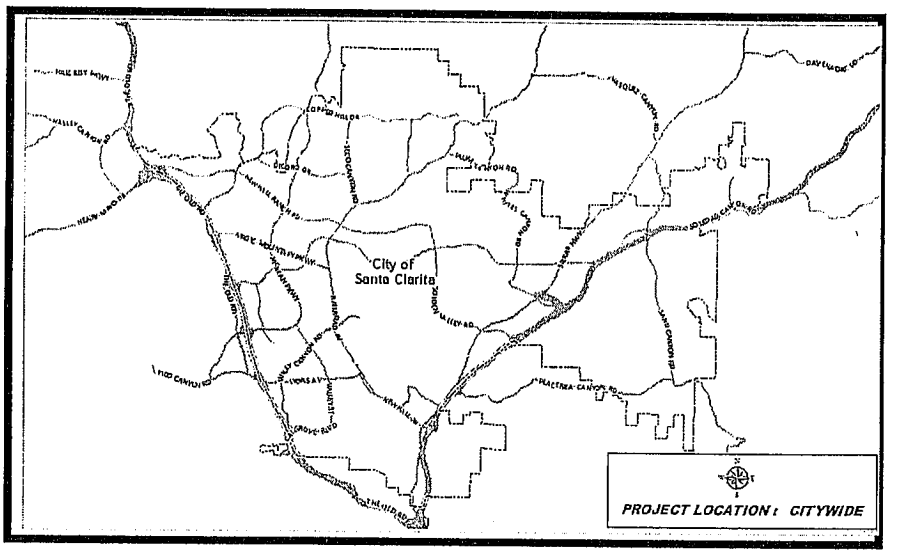
Funding Source:	Prior Years	2014-15	2015-16	20161-17	2017-18	2018-19	Total
General Fund	0	40,000	0	0	0	0	40,000
SEP Grant	0	97,500	0	0	0	0	97,500
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$137,500**	**$0**	**$0**	**$0**	**$0**	**$137,500**

Impact On Operations: None.

SANTA CLARA RIVER ARUNDO AND TAMARISK REMOVAL EXPANSION EFFORT

Project Number: R4003

Project Location:
Upper Santa Clara River.



Description: This project will expand the efforts to remove invasive and destructive arundo and tamarisk plants from the Santa Clara River. The Department of Water Resources has recommended approval of the upper Santa Clara River Integrated Regional Water Management Program (IRWMP) grant package to continue the efforts in Bouquet Creek and San Francisquito CreekBouquet Creek. The City portion is $500,000 for continuation of the arundo removal project. This would also provide support for private well and landowners in Bouquet Creek in the amount of $72,225 administered by the City.

Justification: Arundo and tamarisk are destructive plants that impair the river. They are fire hazards and use twice as much water as native habitat. This is water that would otherwise infiltrate into the groundwater. This project was the highest ranked multi-benefit project in the IRWMP due to the benefits to water quality, waste supply, water demand, flooding, and resource stewardship.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Travis Lange

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	60,000	0	0	0	0	60,000
Design/Plan Review	0	2,275	0	0	0	0	2,275
Right-of-Way	0	0	0	0	0	0	0
Construction	0	397,250	0	0	0	0	397,250
Inspection & Admin	0	67,700	0	0	0	0	67,700
Contingency	0	45,000	0	0	0	0	45,000
Total Costs:	**$0**	**$572,225**	**$0**	**$0**	**$0**	**$0**	**$572,225**

Project Funding:

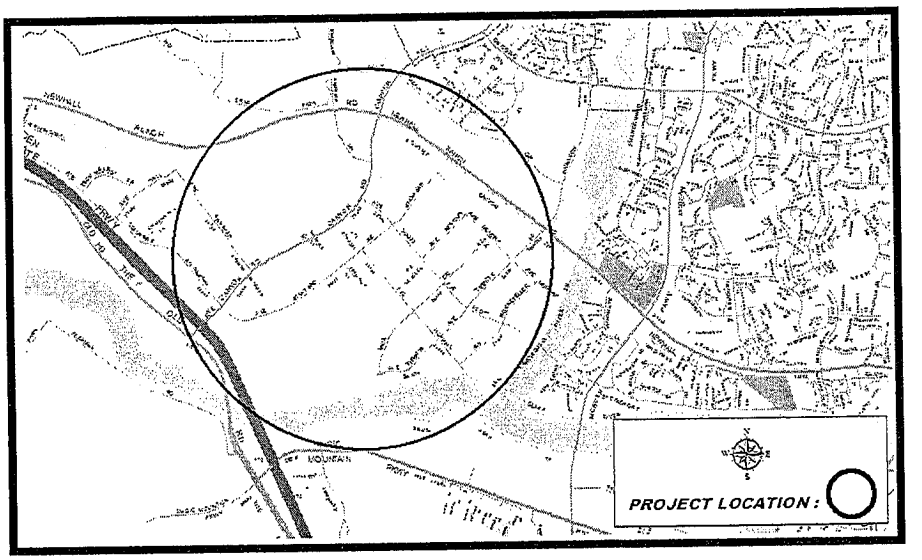
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Prop. 84 IRWMP Gran	0	422,225	0	0	0	0	422,225
Stormwater Utility	0	150,000	0	0	0	0	150,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$572,225**	**$0**	**$0**	**$0**	**$0**	**$572,225**

Impact On Operations: None.

TRASH CONNECTOR PIPE SCREENS FOR RYE CANYON BUSINESS PARK

Project Number: R1003

Project Location:
Rye Canyon Business Park



Description: Install 174 Trash Connector Pipe Screens at Rye Canyon Business Park to reduce trash entering the Santa Clara River from the storm drain system. This is in addition to the 19 in R0010 already required for high traffic areas to comply with the National Pollutant Eliminations System (NPDES) Permit. Los Angeles County Flood Control District (LACFCD) permitting is required. The estimated cost of $2,300 per drain includes design, procurement and installation.

Justification: For National Pollutant Eliminations Discharge Systems permit compliance with Enhanced Watershed Management Plan(EWMP) conditions, the City is getting double credit for implementing now.

Project Status: Proposed. **Department:** Public Works **Project Supervisor** Travis Lange

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	200,000	0	0	0	0	200,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	200,000	0	0	0	0	200,000
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0
Total Costs:	**$0**	**$400,000**	**$0**	**$0**	**$0**	**$0**	**$400,000**

Project Funding:

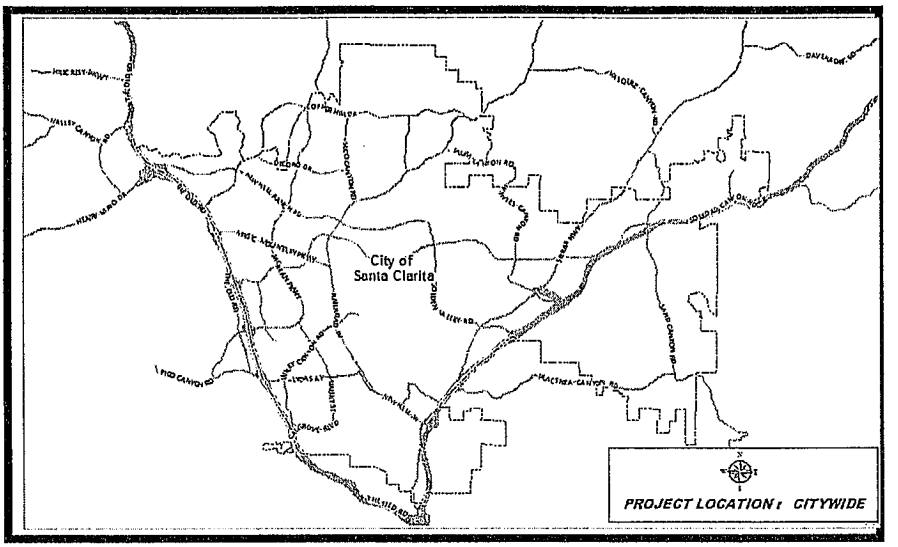
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Storm Water Utility	0	400,000	0	0	0	0	400,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$400,000**	**$0**	**$0**	**$0**	**$0**	**$400,000**

Impact On Operations: Anticipate staff hour savings due to reduction in storm drain cleaning efforts.

URBAN FOREST MANAGEMENT/REFORESTATION

Project Number: R0013

Project Location:
Citywide.



Description: This Citywide Urban Forest Management/Reforestation project will remove trees located in public parkways which have reached their maximum age or allowable size and can no longer be maintained due to the availability of inadequate right-of-way and/or destruction to public or private infrastructure, and replace them with tree species more appropriately sized to mitigate future property damage.

Justification: Implementing this management plan removes trees which have reached the maximum age or allowable size in small planting areas such as small parkways. Proactive management reduces sidewalk, curb, and gutter flow line damage caused by roots.

Project Status: Proposed. **Department:** Administrative Services **Project Supervisor:** Dennis Luppens

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	50,000	50,000	50,000	50,000	50,000	250,000
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0
Total Costs:	**$0**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$250,000**

Project Funding:

Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	0	50,000	0	0	0	0	50,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	50,000	50,000	50,000	50,000	200,000
Total Costs:	**$0**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$50,000**	**$250,000**

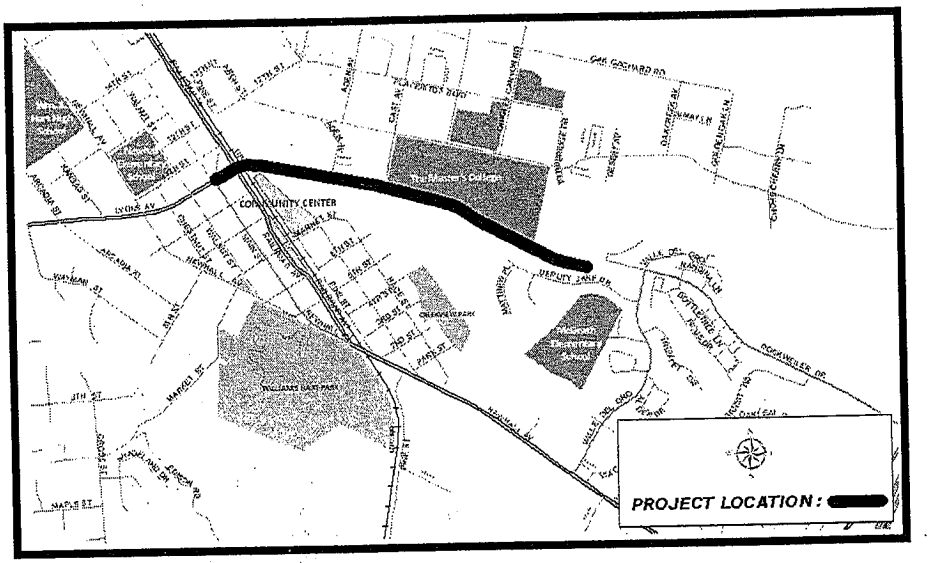
Impact On Operations: Anticipate savings to Streets Division.

STREETS
&
BRIDGES

DOCKWEILER DRIVE/LYONS AVENUE - ENVIRONMENTAL

Project Number: S3023

Project Location:
Dockweiler Drive and Valle Del Oro to Lyons Avenue.



Description: This effort will provide for the required environmental documentation needed to proceed with design for the extension of Dockweiler Drive to Lyons Avenue.

Justification: Construction of the roadway is consistent with the General Plan, and will improve traffic circulation in an area that will be impacted by future development. The alignment study, conducted in a prior year, determined the necessary right-of-way for the future roadway extension.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	580,356	70,000	0	0	0	1,493,393	2,143,749
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	686,840	0	0	0	0	0	686,840
Construction	0	0	0	0	0	56,500,000	56,500,000
Inspection & Admin	0	0	0	0	0	5,500,000	5,500,000
Contingency	0	0	0	0	0	5,500,000	5,500,000
Total Costs:	**$1,267,196**	**$70,000**	**$0**	**$0**	**$0**	**$68,993,393**	**$70,330,589**

Project Funding:

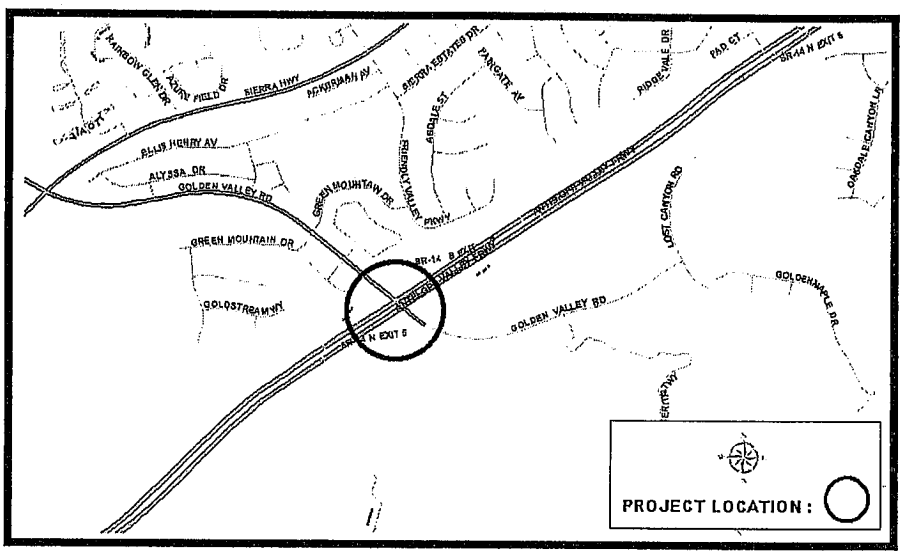
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Via Princessa B&T	1,267,196	70,000	0	0	0	0	1,337,196
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	68,993,393	68,993,393
Total Costs:	**$1,267,196**	**$70,000**	**$0**	**$0**	**$0**	**$68,993,393**	**$70,330,589**

Impact On Operations: None.

GOLDEN VALLEY ROAD/STATE ROUTE 14 BRIDGE WIDENING

Project Number: S3028

Project Location:
Golden Valley Road and State Route 14 Interchange.



Description: Project will widen the bridge from the existing one lane in each direction to six total lanes. Multi-modal amenities include the construction of a sidewalk on the north side of the bridge, and a shared sidewalk and bike path on the south side. It will also make modifications to on- and off-ramps, and add landscaped medians.

Justification: These improvements have been identified in the Eastside Bridge and Thoroughfare District Report as necessary to accommodate anticipated increases to traffic volumes based on future development.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	50,000	0	0	0	0	0	50,000
Design/Plan Review	350,000	0	0	0	0	0	350,000
Right-of-Way	0	0	0	0	0	0	0
Construction	6,500,000	0	0	0	0	0	6,500,000
Inspection & Admin	1,000,000	400,000	0	0	0	0	1,400,000
Contingency	1,147,640	0	0	0	0	0	1,147,640
Total Costs:	**$9,047,640**	**$400,000**	**$0**	**$0**	**$0**	**$0**	**$9,447,640**

Project Funding:

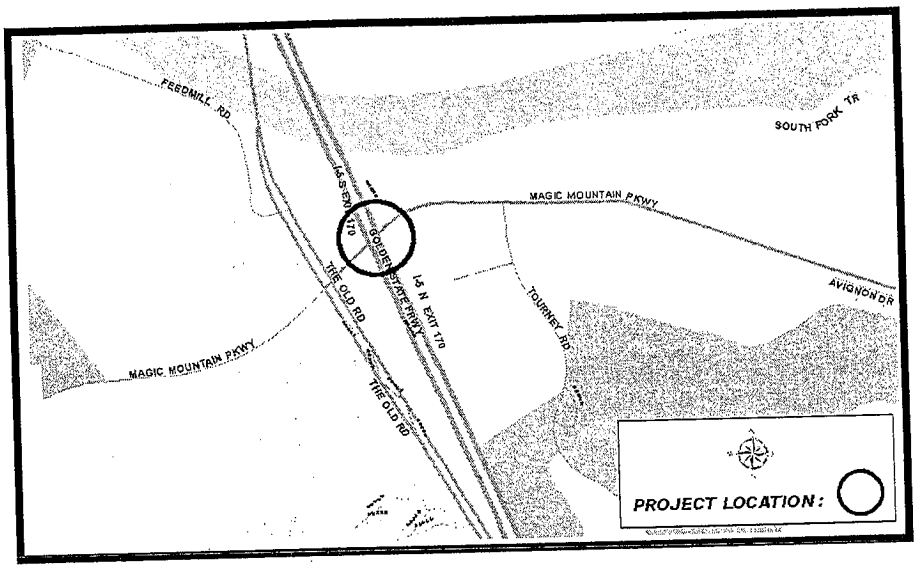
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
B&T East Side	4,858,801	0	0	0	0	0	4,858,801
LMD 2008-1	34,303	115,697	0	0	0	0	150,000
Prop. C Grant	4,154,536	284,303	0	0	0	0	4,438,839
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$9,047,640**	**$400,000**	**$0**	**$0**	**$0**	**$0**	**$9,447,640**

Impact On Operations: Anticipate increase to electrical utility accounts upon construction.

I-5/MAGIC MOUNTAIN PARKWAY INTERCHANGE PHASE II

Project Number: S1003

Project Location:
Interstate 5 and Magic Mountain Parkway.



Description: The Phase II effort provided for City of Santa Clarita (City) oversight of the interchange improvements at The Old Road and Magic Mountain Parkway. This was a joint effort between the City and the Los Angeles County (County) Department of Public Works and Caltrans to widen and improve the interchange and surrounding area in anticipation of future development.

Justification: Prior year efforts constructed the improvements.This funding will provide for associated construction costs of the roadway per the City/County Cooperative Agreement.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	200,000	0	0	0	0	0	200,000
Design/Plan Review	3,750,000	0	0	0	0	0	3,750,000
Right-of-Way	1,250,000	1,654,400	0	0	0	0	2,904,400
Construction	39,651,770	0	0	0	0	0	39,651,770
Inspection & Admin	925,000	0	0	0	0	0	925,000
Contingency	0	0	0	0	0	0	0
Total Costs:	**$45,776,770**	**$1,654,400**	**$0**	**$0**	**$0**	**$0**	**$47,431,170**

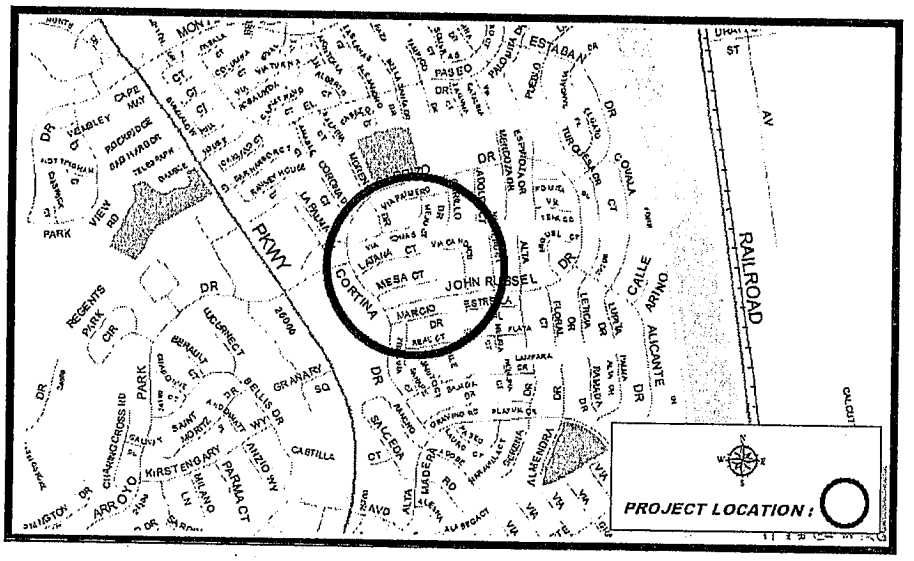
Project Funding:

Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
B&T Valencia	30,851,159	1,367,421	0	0	0	0	32,218,580
LMD	57,443	0	0	0	0	0	57,443
Prop. C Grant	14,868,168	286,979	0	0	0	0	15,155,147
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$45,776,770**	**$1,654,400**	**$0**	**$0**	**$0**	**$0**	**$47,431,170**

Impact On Operations: None.

JOHN RUSSEL - PASEO BRIDGE REPLACEMENT PROGRAM Project Number: S1042

Project Location:
John Russel Drive between Cortina Drive and Via Candice.



Description: The Paseo Bridge Replacement Program replaces pedestrian bridges in the south Valencia paseo system that have reached their useful life. This program will replace the existing wooden pedestrian bridge crossing at John Russel Drive with a steel truss bridge.

Justification: This bridge has reached its useful life and has been identified as in need of replacement rather than repair. Replacing the wooden structure with a steel structure is more cost effective when factored against the high cost of maintaining a wooden structure for its expected life span.

Project Status: Proposed. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	50,000	0	0	0	0	50,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	450,000	0	0	0	0	450,000
Inspection & Admin	0	45,000	0	0	0	0	45,000
Contingency	0	0	0	0	0	0	0
Total Costs:	**$0**	**$545,000**	**$0**	**$0**	**$0**	**$0**	**$545,000**

Project Funding:

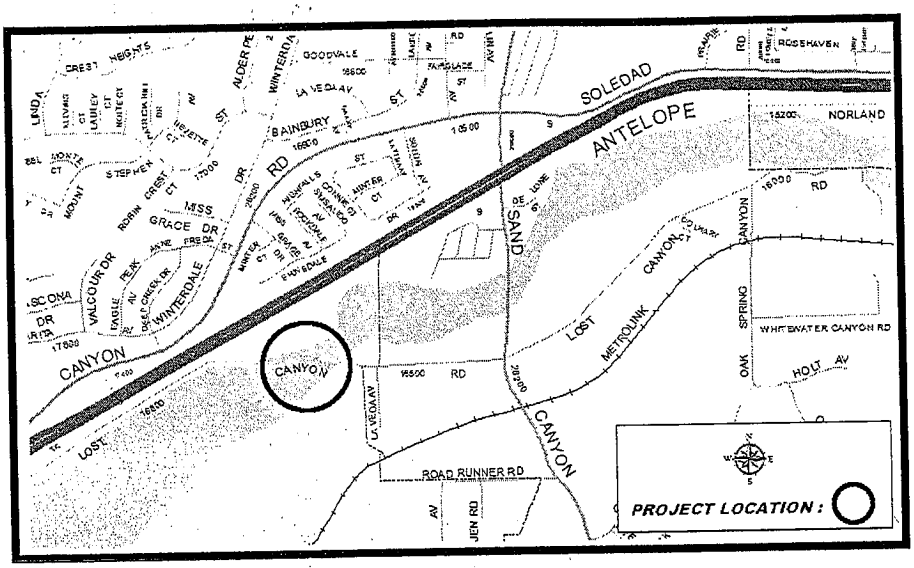
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
LMD Zone T-7	0	545,000	0	0	0	0	545,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$545,000**	**$0**	**$0**	**$0**	**$0**	**$545,000**

Impact On Operations: None.

LOST CANYON ROAD BRIDGE WIDENING

Project Number: S3029

Project Location:
Lost Canyon Road at the Santa Clara River.



Description: This project will design and construct bridge widening improvements that will accommodate two 12-foot-wide travel lanes, 4-foot-wide shoulders, and a multi-use path on the north side of the bridge.

Justification: The existing bridge is functionally obsolete (FO). The deck is too narrow for the amount of traffic it carries. Widening the bridge to current standards would remove the FO status and improve circulation and pedestrian travel.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	7,500	0	0	0	0	7,500
Design/Plan Review	300,000	0	0	0	0	0	300,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	1,000,000	0	0	0	0	1,000,000
Inspection & Admin	26,796	87,090	0	0	0	0	113,886
Contingency	0	100,000	0	0	0	0	100,000
Total Costs:	**$326,796**	**$1,194,590**	**$0**	**$0**	**$0**	**$0**	**$1,521,386**

Project Funding:

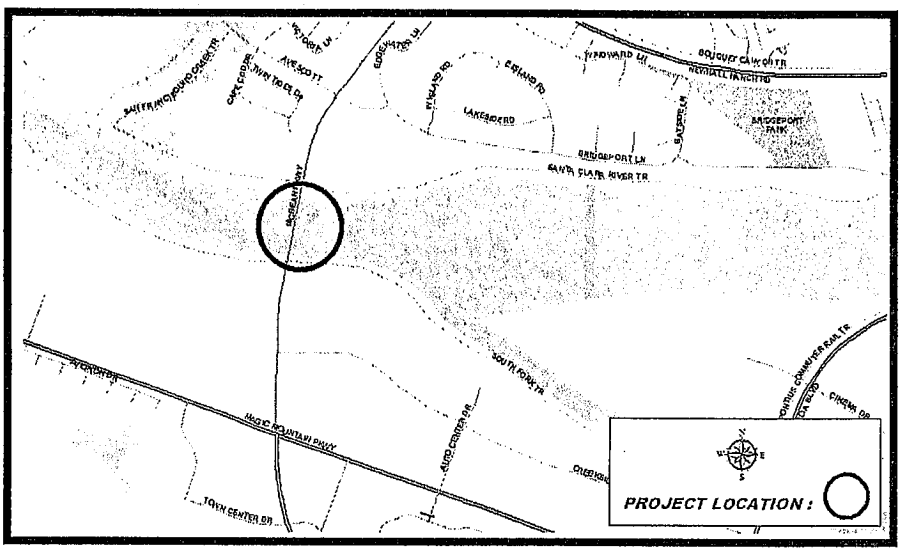
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Federal HBP Grant	297,357	1,041,330	0	0	0	0	1,338,687
Gas Tax	15,217	23,956	0	0	0	0	39,173
TDA Article 3	4,222	0	0	0	0	0	4,222
TDA Article 8	10,000	129,304	0	0	0	0	139,304
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$326,796**	**$1,194,590**	**$0**	**$0**	**$0**	**$0**	**$1,521,386**

Impact On Operations: None.

MCBEAN PARKWAY BRIDGE WIDENING OVER THE RIVER

Project Number: S1037

Project Location:
McBean Parkway at the Santa Clara River Trail.



Description: This project will widen the McBean Parkway Bridge over the Santa Clara River to eight lanes and construct a Class I bike path connecting McBean Parkway and the Santa Clara River Trail, creating a multi-modal corridor. The effort will also construct a landscaped median from Avenue Scott to Magic Mountain Parkway.

Justification: Widening of the roadway and construction of the bicycle path to connect to the Santa Clara River Trail are consistent with the City of Santa Clarita's (City) Circulation Plan and the Non-Motorized Transportation Plan. By widening the bridge to accommodate the bicycle path, the City encourages the use of non-motorized transportation for both recreational and commuter purposes.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	Prior Years	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	82,235	0	0	0	0	0	82,235
Design/Plan Review	1,000,000	0	0	0	0	0	1,000,000
Right-of-Way	0	0	0	0	0	0	0
Construction	7,351,857	0	0	0	0	0	7,351,857
Inspection & Admin	1,153,426	50,000	0	0	0	0	1,203,426
Contingency	1,009,300	0	0	0	0	0	1,009,300
Total Costs:	**$10,596,818**	**$50,000**	**$0**	**$0**	**$0**	**$0**	**$10,646,818**

Project Funding:

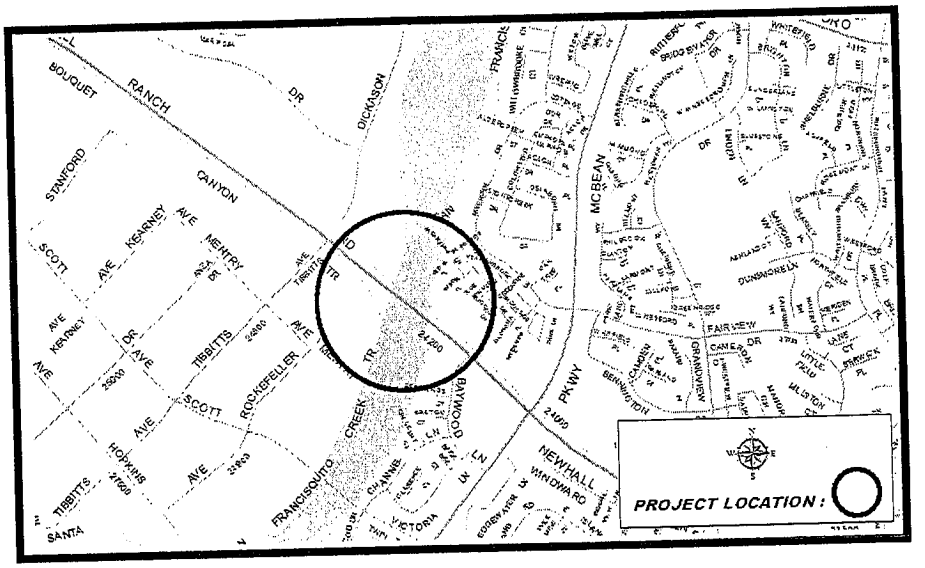
Funding Source:	Prior Years	2014-15	2015-16	20161-17	2017-18	2018-19	Total
B&T - Valencia	4,593,242	50,000	0	0	0	0	4,643,242
General Fund	78,500	0	0	0	0	0	78,500
LMD Zone 2008-1	424,063	0	0	0	0	0	424,063
Prop. C Grant	3,984,003	0	0	0	0	0	3,984,003
TDA Article 3	85,647	0	0	0	0	0	85,647
TDA Article 8	1,431,363	0	0	0	0	0	1,431,363
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$10,596,818**	**$50,000**	**$0**	**$0**	**$0**	**$0**	**$10,646,818**

Impact On Operations: Increase to landscape maintenance and utility costs.

NEWHALL RANCH ROAD BRIDGE WIDENING OVER SAN FRANCISQUITO CREEK

Project Number: S1039

Project Location:
Newhall Ranch Road Bridge at San Francisquito Creek.



Description: This effort will design the widening of the Newhall Ranch Road bridge over the San Francisquito Creek to eight lanes. Scope will also include the design of a multi-use path. Construction would occur in a future year.

Justification: This area currently experiences excessive traffic backup at peak hours. Widening the bridge and constructing a multi-use path for cyclists and pedestrians will allow direct access to the existing San Francisquito trail.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	70,000	0	0	0	0	70,000
Design/Plan Review	1,445,428	342,708	0	0	0	0	1,788,136
Right-of-Way	0	70,000	0	0	0	0	70,000
Construction	0	0	0	0	0	0	0
Inspection & Admin	0	137,915	0	0	0	0	137,915
Contingency	0	68,950	0	0	0	0	68,950
Total Costs:	**$1,445,428**	**$689,573**	**$0**	**$0**	**$0**	**$0**	**$2,135,001**

Project Funding:

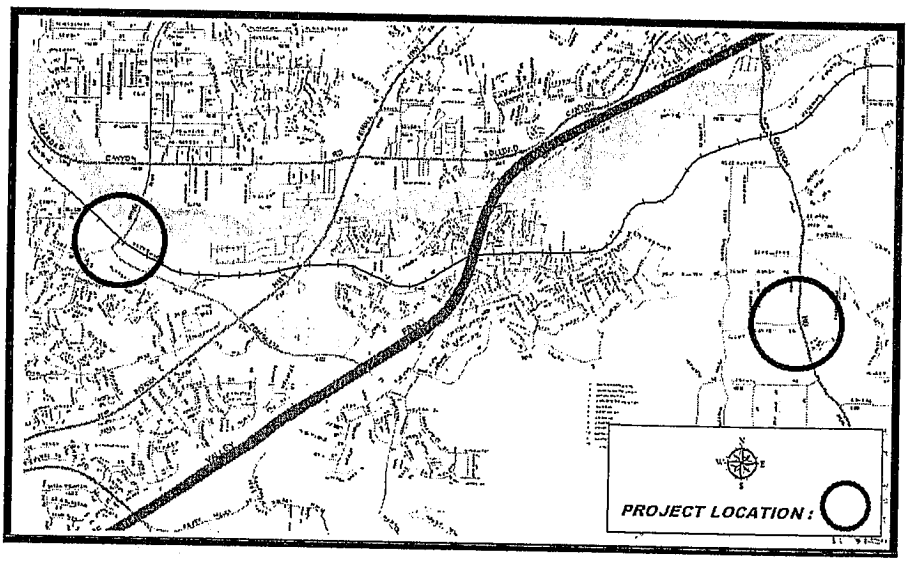
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	156,287	86,304	0	0	0	0	242,591
HBP Grant	1,286,885	603,269	0	0	0	0	1,890,154
TDA Article 8	2,256	0	0	0	0	0	2,256
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$1,445,428**	**$689,573**	**$0**	**$0**	**$0**	**$0**	**$2,135,001**

Impact On Operations: None at this time.

SAND CANYON ROAD AND VIA PRINCESSA GUARDRAILS

Project Number: S3034

Project Location:
Sand Canyon Road in the vicinity of Alamo Canyon Drive, and Via Princessa at Whites Canyon Road.



Description: Project will construct guardrails on Sand Canyon Road and on Via Princessa. Sand Canyon Road location effort will construct 100 feet of guardrail on the east side of the roadway, and relocate a utility pole. Pavement and striping work on the roadway will need to be shifted to the west to accommodate the guardrail. Via Princessa location effort will construct 450 feet of guardrail on the south side and 150 feet of guardrail on the north side of the street to join into existing guardrails. Slope mititgation will also be required to properly construct the improvements.

Justification: These two locations have been identified as in need of mitigation to promote roadway safety and circulation. City of Santa Clarita staff has successfully petitioned for grant funds to construct the improvements.

Project Status: Proposed. **Department:** Public Works **Project Supervisor** Andrew Yi

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	1,000	0	0	0	0	1,000
Design/Plan Review	0	35,000	0	0	0	0	35,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	175,490	0	0	0	0	175,490
Inspection & Admin	0	30,000	0	0	0	0	30,000
Contingency	0	26,310	0	0	0	0	26,310
Total Costs:	**$0**	**$267,800**	**$0**	**$0**	**$0**	**$0**	**$267,800**

Project Funding:

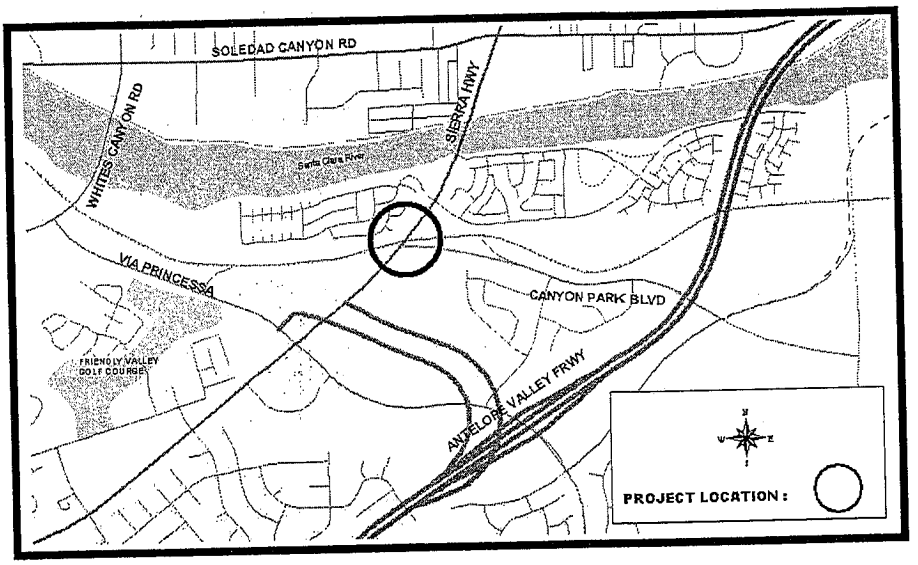
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
HSIP	0	208,600	0	0	0	0	208,600
TDA Article 8	0	59,200	0	0	0	0	59,200
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$267,800**	**$0**	**$0**	**$0**	**$0**	**$267,800**

Impact On Operations: None.

SIERRA HIGHWAY BRIDGES OVER THE SANTA CLARA RIVER

Project Number: S3030

Project Location:
Sierra Highway at the Santa Clara River



Description: This effort will comlete design for the eventual widening of the northbound bridge and replacement the southbound bridge to eliminate its classification of structurally deficient and fuctionally obsolete. Both bridges will be constructed to accommodate a 44-foot travel width, with additional shoulders and sidewalk.

Justification: The bridges over the river do not adequately provide for motorist and pedestrian needs, and replacement of the southbound bridge is necessary to address its "functionally obsolete" classification. The widening and replacement effort is a joint County/City endeavor, with the County completing the final design effort with the City, and the City overseeing future construction. Current year effort will complete the design via LA County work order; and provide for land survey activities, resolve utility issues and right of way needs, and complete environmental requirements and permits, and obtain any necessary easements and right-of-way

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	10,000	0	0	0	10,000
Design/Plan Review	125,000	200,537	0	0	0	0	325,537
Right-of-Way	0	225,000	0	0	0	0	225,000
Construction	0	0	4,700,000	0	0	0	4,700,000
Inspection & Admin	18,940	50,000	522,000	0	0	0	590,940
Contingency	0	0	620,099	0	0	0	620,099
Total Costs:	**$143,940**	**$475,537**	**$5,852,099**	**$0**	**$0**	**$0**	**$6,471,576**

Project Funding:

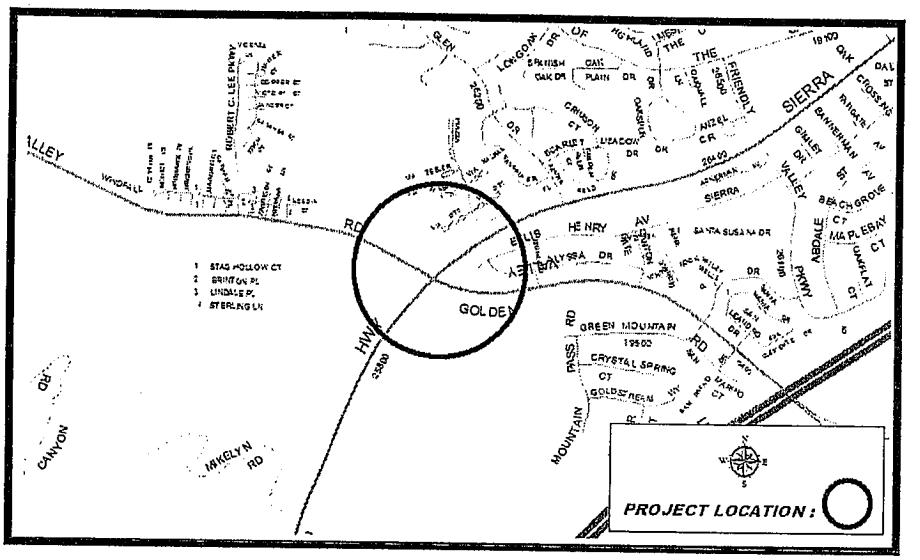
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
B&T Eastside	126,000	24,000	0	0	0	0	150,000
Federal HBP Grant	0	196,537	0	0	0	0	196,537
Gas Tax	17,940	55,000	0	0	0	0	72,940
TDA Article 8	0	200,000	0	0	0	0	200,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	5,852,099	0	0	0	5,852,099
Total Costs:	**$143,940**	**$475,537**	**$5,852,099**	**$0**	**$0**	**$0**	**$6,471,576**

Impact On Operations: None at this time.

SIERRA HIGHWAY/GOLDEN VALLEY ROAD PEDESTRIAN BRIDGE AND ROADWAY IMPROVEMENTS

Project Number: S3031

Project Location:
Sierra Highway and Golden Valley Road.



Description: Effort will construct a pedestrian overcrossing at Sierra Highway, a right-hand turnpocket from southbound Sierra Highway to westbound Golden Valley Road, median extension and landscaping. Effort will also provide for a bus shelter and bus pad and signal modifications at the intersections of Rainbow Glen and Golden Valley Road; and Sierra Highway and Golden Valley Road.

Justification: Construction of the pedestrian bridge will provide a designated passageway across this major arterial. The roadway improvements will improve traffic circulation in this heavily traveled intersection. Additionally, the landscape improvements will promote the City of Santa Clarita's (City) commitment to beautification of its major corridors.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	266,390	0	0	0	0	0	266,390
Right-of-Way	0	0	0	0	0	0	0
Construction	0	1,058,825	0	0	0	0	1,058,825
Inspection & Admin	48,122	226,880	0	0	0	0	275,002
Contingency	0	226,880	0	0	0	0	226,880
Total Costs:	**$314,512**	**$1,512,585**	**$0**	**$0**	**$0**	**$0**	**$1,827,097**

Project Funding:

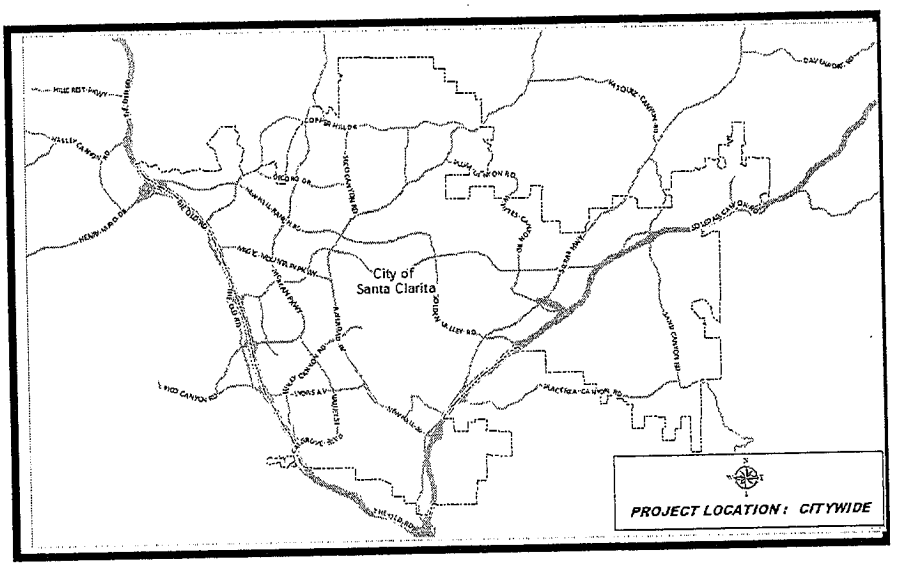
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Dev. Cash in Lieu	314,512	1,512,585	0	0	0	0	1,827,097
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$314,512**	**$1,512,585**	**$0**	**$0**	**$0**	**$0**	**$1,827,097**

Impact On Operations: Increase to the City's Landscape Maintenance District operational budget.

STORM DRAIN AND CULVERT UPGRADES - CITYWIDE

Project Number: N0002

Project Location:
Citywide.



Description: This effort will provide for design to make upgrades and/or repairs to stormdrains and culverts. Repairs and upgrades may include the installation or replacement of improperly sized pipes and reconstruction of inlet and outlet structures. Locations include: Wiley Canyon Road, Old Wiley Canyon, 13th Street, and two sections on Sierra Highway.

Justification: These local roadways and intersections are experiencing asphalt damage caused by heavy floods and water ponding. By improving drainage in these identified locations, the City will prevent further damage to infrastructure, and provide improved vehicular passageways during heavy rains.

Project Status: In progress. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	4,000	0	0	0	4,000
Design/Plan Review	92,572	100,000	0	0	0	0	192,572
Right-of-Way	0	0	0	0	0	0	0
Construction	0	0	423,505	0	0	0	423,505
Inspection & Admin	0	23,301	40,000	0	0	0	63,301
Contingency	0	0	40,000	0	0	0	40,000
Total Costs:	**$92,572**	**$123,301**	**$507,505**	**$0**	**$0**	**$0**	**$723,378**

Project Funding:

Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
FEMA Grant	29,194	63,301	407,505	0	0	0	500,000
General Fund	23,378	0	0	0	0	0	23,378
Storm Water Utility	40,000	60,000	0	0	0	0	100,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	100,000	0	0	0	100,000
Total Costs:	**$92,572**	**$123,301**	**$507,505**	**$0**	**$0**	**$0**	**$723,378**

Impact On Operations: None.

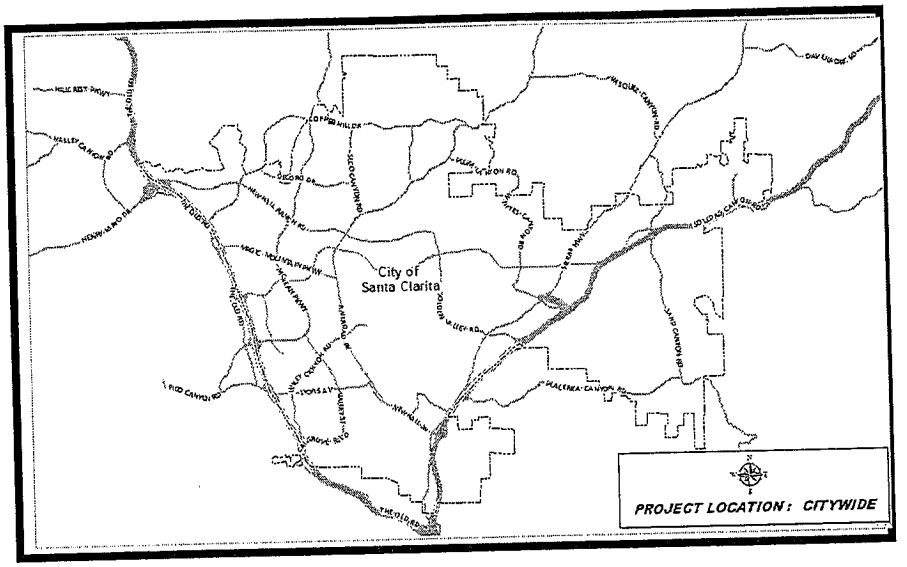
CITY OF SANTA CLARITA
FOUNDED 15 DECEMBER 1987

TRAILS
&
TRANSIT

2014-15 ACCESS RAMP CONSTRUCTION PROGRAM

Project Number: T0045

Project Location:
Citywide.



Description: This project will construct access ramps in high-demand areas of the City. Target areas may include areas near schools and other high pedestrian traffic areas. Work effort will include the replacement of spandrels and cross gutters where necessary.

Justification: Each year the City dedicates a portion of the capital budget for this effort. This annual commitment allows the City to move toward compliance with the federal Americans with Disabilities Act (ADA) requirements.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	3,000	3,000	3,000	3,000	3,000	15,000
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	222,000	222,000	222,000	222,000	222,000	1,110,000
Inspection & Admin	0	12,000	12,000	12,000	12,000	12,000	60,000
Contingency	0	13,000	13,000	13,000	13,000	13,000	65,000
Total Costs:	**$0**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$1,250,000**

Project Funding:

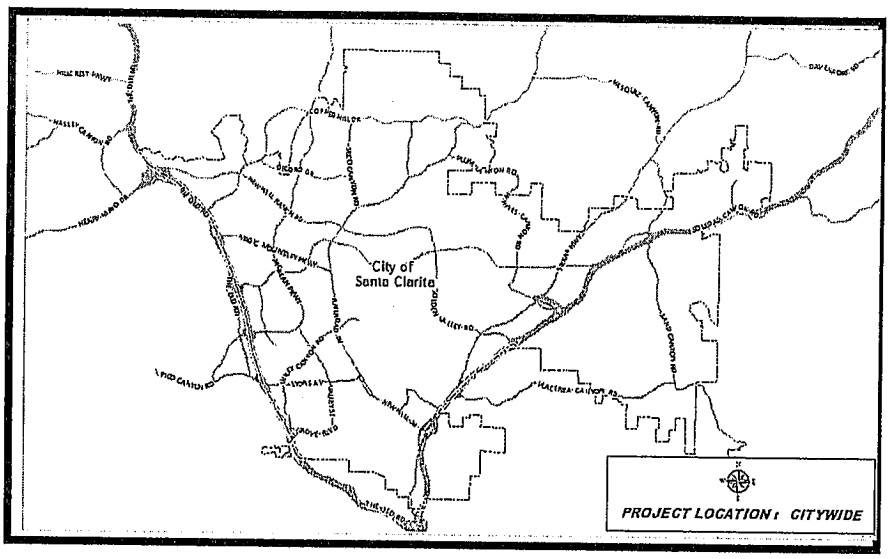
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
TDA Article 8	0	250,000	0	0	0	0	250,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	250,000	250,000	250,000	250,000	1,000,000
Total Costs:	**$0**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$250,000**	**$1,250,000**

Impact On Operations: None.

BUS STOP IMPROVEMENTS

Project Number: T0040

Project Location:
Citywide.



Description: This project will provide for various bus stop improvements at 27 locations throughout the City. Improvements vary from location to location, but may include concrete bus pads, shelters, and conformity with American's with Disablities (ADA) requirements.

Justification: City staff has received repeated requests from residents regarding needed improvements at these locations. By making improvements to these locations, the City encourages the use of public transit and moves forward in its efforts to meet Americans with Disabilities Act (ADA) requirements.

Project Status: In progress. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	160,000	0	0	0	0	0	160,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	850,000	0	0	0	0	850,000
Inspection & Admin	6,341	127,577	0	0	0	0	133,918
Contingency	0	85,000	0	0	0	0	85,000
Total Costs:	**$166,341**	**$1,062,577**	**$0**	**$0**	**$0**	**$0**	**$1,228,918**

Project Funding:

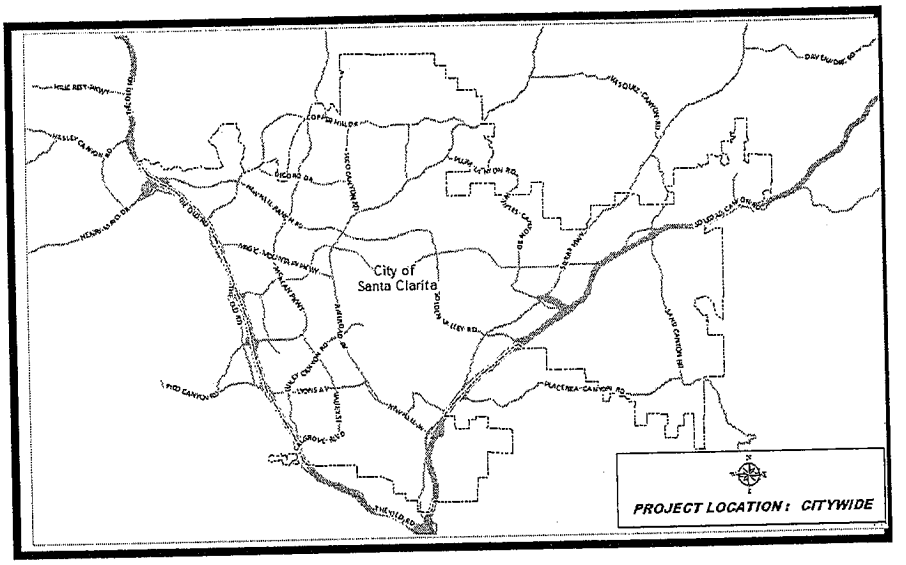
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
FTA Grant	133,083	850,830	0	0	0	0	983,913
Prop. A Local	33,258	5,753	0	0	0	0	39,011
TDA Article 8	0	205,994	0	0	0	0	205,994
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$166,341**	**$1,062,577**	**$0**	**$0**	**$0**	**$0**	**$1,228,918**

Impact On Operations: Increase of $2,600 to contractual services for maintenance of shelters.

CITYWIDE WAY-FINDING SIGNAGE PROGRAM FOR PEDESTRIANS AND CYCLISTS

Project Number: T0041

Project Location:
Citywide.



Description: This project will design and install way-finding signs throughout the City's exisitng network of multi-use paths, street bikeways, and paseos to direct pedestrians and cyclists to the Metrolink stations and other regional trip-generators. It will also install signage on sidewalks along most major roadways. Signs to provide information on destination, direction, and distance.

Justification: City staff has sucessfuly secured grant funds to address a deficit in destination signage along the City's bicycle and pedestrian facilities. Often, these facilities are not parallel to roadways, and users of the system become disoriented.The project will add way-finding signage to direct users to major trip generators.

Project Status: In progress. **Department:** Public Works **Project Supervisor:** Andrew Yi

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	105,000	0	0	0	0	0	105,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	140,404	0	0	0	0	140,404
Inspection & Admin	0	12,100	0	0	0	0	12,100
Contingency	0	14,100	0	0	0	0	14,100
Total Costs:	**$105,000**	**$166,604**	**$0**	**$0**	**$0**	**$0**	**$271,604**

Project Funding:

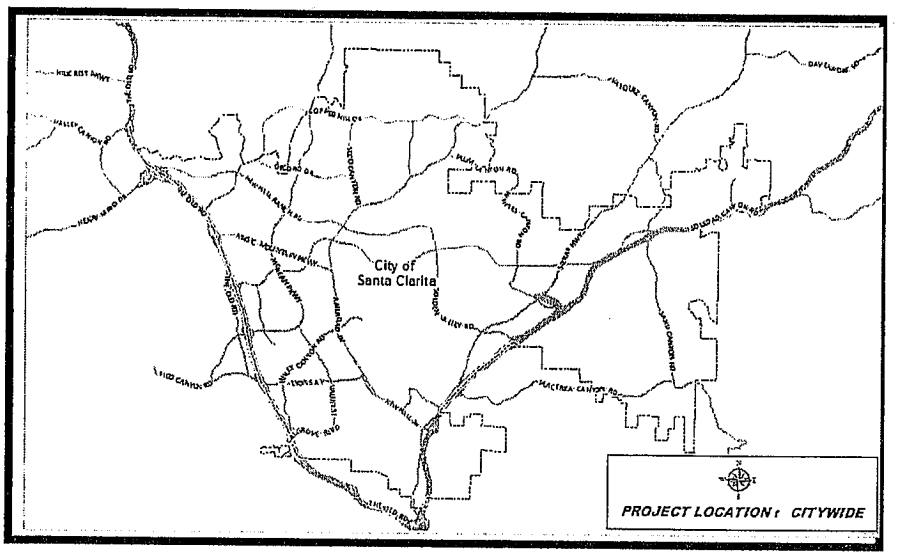
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Federal Grant (CMAQ)	84,000	133,283	0	0	0	0	217,283
Gas Tax	21,000	29,204	0	0	0	0	50,204
TDA Article 3	0	4,117	0	0	0	0	4,117
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	$105,000	$166,604	$0	$0	$0	$0	$271,604

Impact On Operations: Minor increase to the operational budget.

CROSSWALK IMPROVEMENTS

Project Number: T0044

Project Location:
Citywide.



Description: This project will make modifications to median noses that encroach into pedestrian crosswalks at signalized intersections throughout the City of Santa Clarita (City). The modifications will improve pedestrian passage of the roadway.

Justification: There are median noses throughout the City that impede pedestrian passage through designated crosswalks. By making the modifications the path of travel will be improved,especially for the disabled and elderly.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	1,000	0	0	0	0	1,000
Design/Plan Review	0	10,000	0	0	0	0	10,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	75,000	0	0	0	0	75,000
Inspection & Admin	0	7,000	0	0	0	0	7,000
Contingency	0	7,000	0	0	0	0	7,000
Total Costs:	**$0**	**$100,000**	**$0**	**$0**	**$0**	**$0**	**$100,000**

Project Funding:

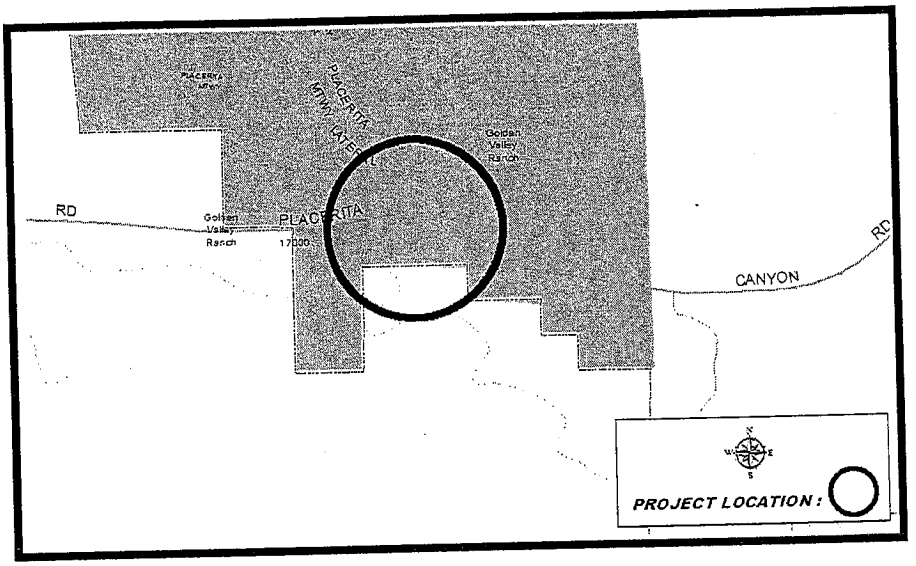
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
CDBG	0	100,000	0	0	0	0	100,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$100,000**	**$0**	**$0**	**$0**	**$0**	**$100,000**

Impact On Operations: None.

GOLDEN VALLEY RANCH OPEN SPACE PH II ACCESS IMPROVEMENTS

Project Number: T3017

Project Location:
Golden Valley Ranch Open Space



Description: This area was opened to the public in 2012, with access-control gates, information kiosk, and minor trail connections. This phase of the project will expand trail improvements on the 900-acre property, create overlook areas with additional interpretive signage, and restore areas damaged by erosion or unauthorized vehicles.

Justification: The project will provide an additional destination within this existing open space area. Together with the adjacent Fair Oaks Open Space (annexed in 2012) and East Walker Ranch, Golden Valley Road is the primary access point to 1,300 acres of the City's open space.

Project Status: Proposed. **Department:** Parks, Recreation & Commu **Project Supervisor** Tom Reilly

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	0	0	0	0	0	0
Right-of-Way	0	0	0	0	0	0	0
Construction	0	55,000	0	0	0	0	55,000
Inspection & Admin	0	1,000	0	0	0	0	1,000
Contingency	0	5,000	0	0	0	0	5,000
Total Costs:	**$0**	**$61,000**	**$0**	**$0**	**$0**	**$0**	**$61,000**

Project Funding:

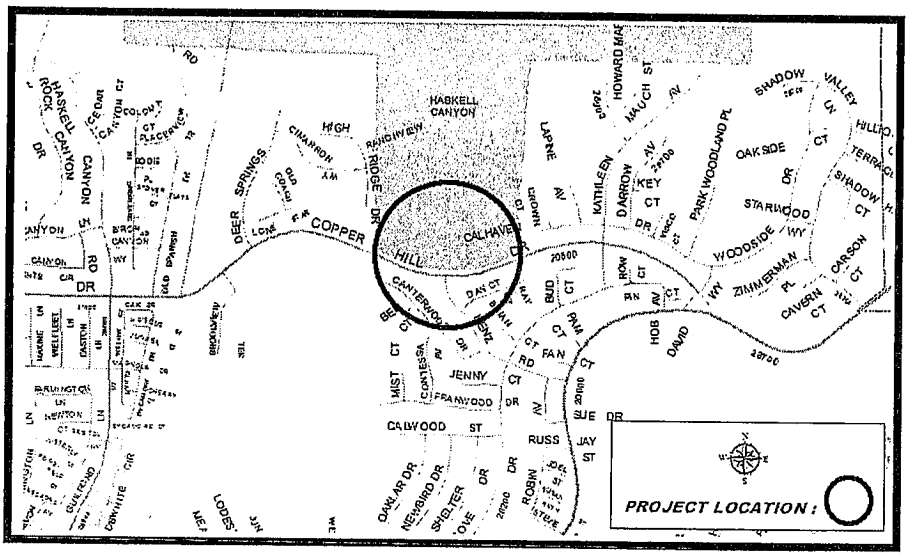
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
GVOSMD	0	61,000	0	0	0	0	61,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$61,000**	**$0**	**$0**	**$0**	**$0**	**$61,000**

Impact On Operations: Minor increase to address graffiti removal.

HASKELL CANYON OPEN SPACE ACCESS IMPROVEMENTS

Project Number: T4005

Project Location:
Haskell Canyon Open Space.



Description: This project will formalize the entrance to this open space area and give the 550 acre property a new identity visible from Copper Hill Drive. The entrance work will provide more secure control over access to the utility corridor, reducing instances of dumping and use by motorized vehicles. Improvements such as signage, trail markers, and benches added to existing paths and trails will encourage use by the public.

Justification: The project will enhance the visibility and therefore encourage more appropriate public use of the open space area. Expansion of trails will also increase access to the more remote, higher elevations of the area which are currently unknown to residents.

Project Status: In progress. **Department:** Parks, Recreation & Commu **Project Supervisor** Tom Reilly

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	2,000	0	0	0	0	2,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	45,000	0	0	0	0	45,000
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	3,000	0	0	0	0	3,000
Total Costs:	**$0**	**$50,000**	**$0**	**$0**	**$0**	**$0**	**$50,000**

Project Funding:

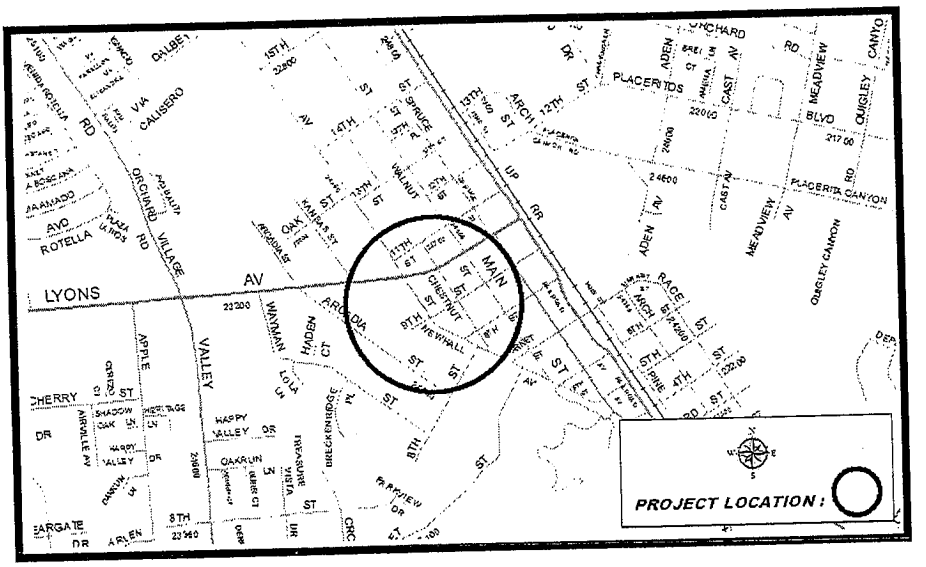
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
OSPD	0	50,000	0	0	0	0	50,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$50,000**	**$0**	**$0**	**$0**	**$0**	**$50,000**

Impact On Operations: Inrease the need for patrol by rangers, security and maintenance.

NEWHALL AVENUE AT LYONS AND AT 8TH AND 9TH STREETS PEDESTRIAN IMPROVEMENTS

Project No: T2008

Project Location:
Newhall Avenue/Lyons Avenue; Newhall Avenue/8th Street; Newhall Avenue/9th Street



Description: This project will construct bulb-outs with pedestrian crossings at Newhall Avenue/8th Street (east) and Newhall Avenue/9th Street. At Newhall Avenue/Lyons Avenue, existing curbs will be modified and extended with a pedestrian crossing.

Justification: Constructing the proposed improvements will increase visibility for motorists and pedestrians. The improvements will also reduce pedestrian crossing distance and eliminate a skewed pedestrian crossing.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Andrew Yi

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	1,000	0	0	0	0	1,000
Design/Plan Review	55,300	0	0	0	0	0	55,300
Right-of-Way	0	0	0	0	0	0	0
Construction	0	270,700	0	0	0	0	270,700
Inspection & Admin	0	10,000	0	0	0	0	10,000
Contingency	0	25,000	0	0	0	0	25,000
Total Costs:	**$55,300**	**$306,700**	**$0**	**$0**	**$0**	**$0**	**$362,000**

Project Funding:

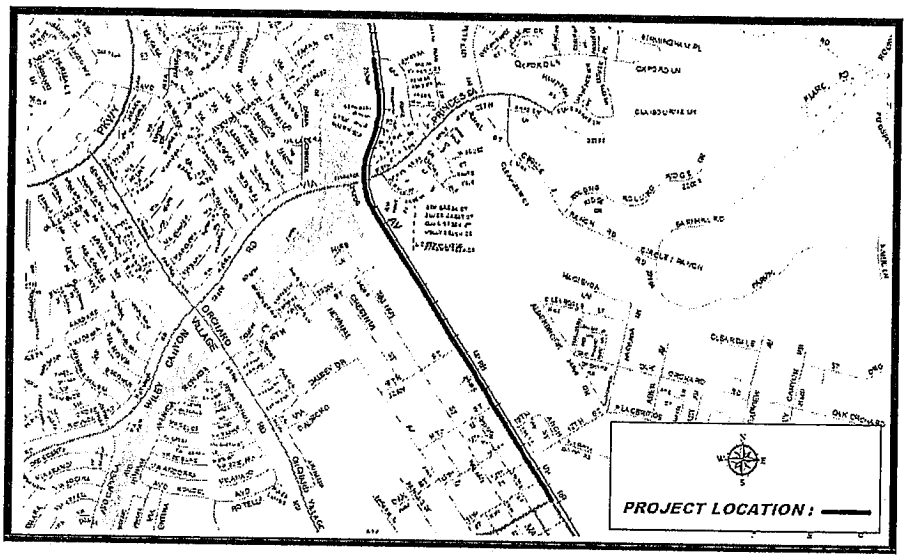
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
Gas Tax	2,500	7,592	0	0	0	0	10,092
HSIP Grant	48,688	276,212	0	0	0	0	324,900
TDA Article 3	2,500	10,041	0	0	0	0	12,541
TDA Article 8	1,612	12,855	0	0	0	0	14,467
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$55,300**	**$306,700**	**$0**	**$0**	**$0**	**$0**	**$362,000**

Impact On Operations: None.

RAILROAD AVENUE CLASS I BICYCLE TRAIL CONCEPTUAL PLAN

Project Number: T2011

Project Location:
Railroad Avenue from Oak Ridge Drive to Lyons Avenue.



Description: This effort will develop a conceptual plan to construct a Class I bicycle trail along Railroad Avenue from Oak Ridge Drive to Lyons Avenue. Conceptual plan will provide location of the trail improvements and identify challenges.

Justification: This major arterial is identified in the Non-Motorized Plan as in need of a bicycle trail to accomodate the commuter and recreational needs of the local community. The conceptual plan is needed to identify needs and challenges that may be presented by the considered future bicycle path.

Project Status: Proposed. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	140,000	0	0	0	0	140,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Inspection & Admin	0	10,000	0	0	0	0	10,000
Contingency	0	0	0	0	0	0	0
Total Costs:	**$0**	**$150,000**	**$0**	**$0**	**$0**	**$0**	**$150,000**

Project Funding:

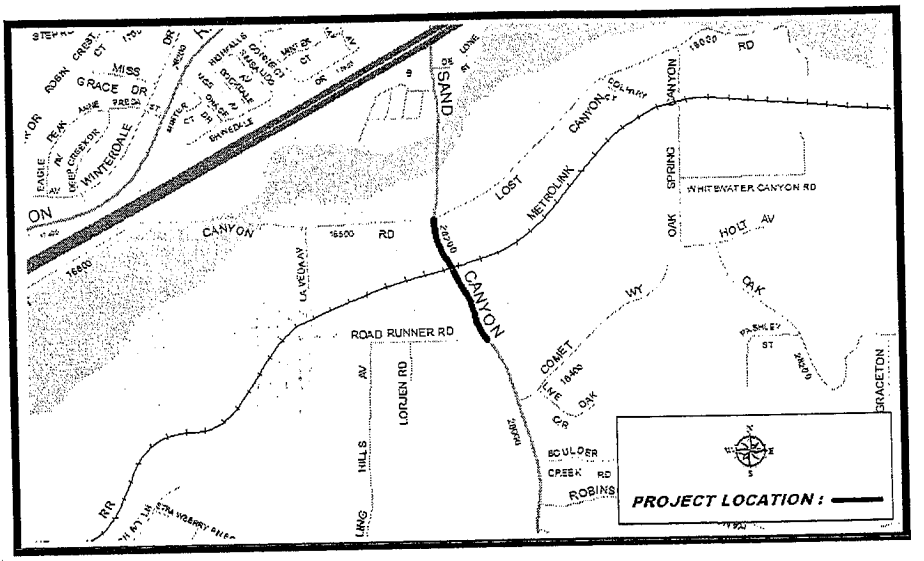
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
TDA Article 3	0	150,000	0	0	0	0	150,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$150,000**	**$0**	**$0**	**$0**	**$0**	**$150,000**

Impact On Operations: None at this time.

SAND CANYON TRAIL PHASE III - DESIGN

Project Number T3018

Project Location:
Sand Canyon Road from Lost Canyon Road to Roadrunner Road.



Description: A preliminary right-of-way study was completed in Fiscal Year 2005-06. This effort will address the undercrossing of the Southern California Rail Road Association (SCRRA) rail line and the Sand Canyon/ Lost Canyon Road intersection, and provide for design and all necessary right-of-way documents to extend the trial from its current terminus at Roadrunner Road north to Lost Canyon Road.

Justification: The completion of this trail segment will close a gap in the trail system, connecting it to the future roundabout and trail proposed by the developers of Vista Canyon Ranch.

Project Status: Proposed. **Department:** Parks, Recreation & Community Services **Project Supervisor:** Tom Reilly

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	0	0	0	0	0	0
Design/Plan Review	0	40,000	0	0	0	0	40,000
Right-of-Way	0	10,000	0	0	0	0	10,000
Construction	0	0	0	0	0	0	0
Inspection & Admin	0	0	0	0	0	0	0
Contingency	0	5,000	0	0	0	0	5,000
Total Costs:	**$0**	**$55,000**	**$0**	**$0**	**$0**	**$0**	**$55,000**

Project Funding:

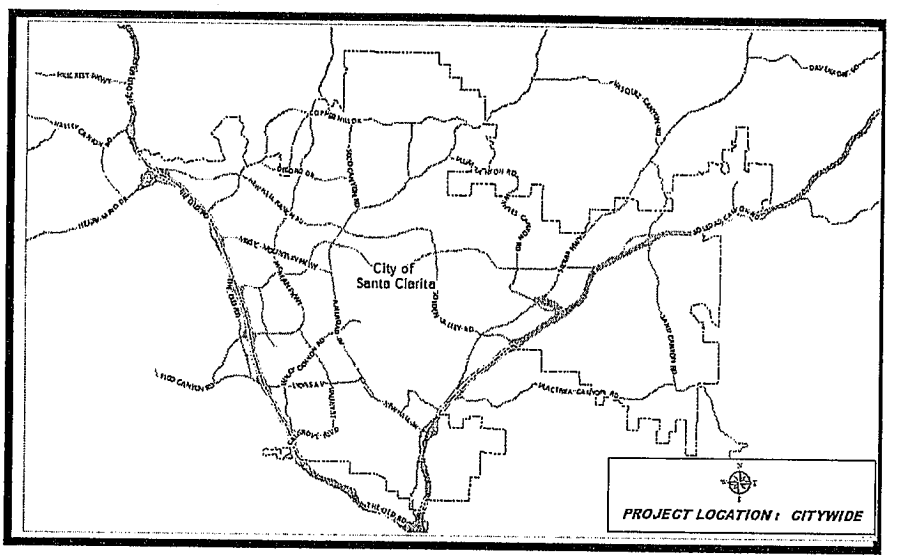
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
TDA Article 3	0	55,000	0	0	0	0	55,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$55,000**	**$0**	**$0**	**$0**	**$0**	**$55,000**

Impact On Operations: None at this time.

SIDEWALK ACCESS RAMPS

Project Number: T0043

Project Location:
Citywide.



Description: This project will construct Americans With Disabilites Act (ADA) compliant access ramps at locations where no ramps currently exist.

Justification: Many intersections of the City of Santa Clarita (City) do not have Americans With Disabilities Act (ADA) compliant curb cuts, making it difficult for those residents with disabilities to navigate. Constructing the ramps will move the City toward its goal of compliance with the ADA.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	1,000	0	0	0	0	1,000
Design/Plan Review	0	5,000	0	0	0	0	5,000
Right-of-Way	0	0	0	0	0	0	0
Construction	0	80,000	0	0	0	0	80,000
Inspection & Admin	0	7,000	0	0	0	0	7,000
Contingency	0	7,000	0	0	0	0	7,000
Total Costs:	**$0**	**$100,000**	**$0**	**$0**	**$0**	**$0**	**$100,000**

Project Funding:

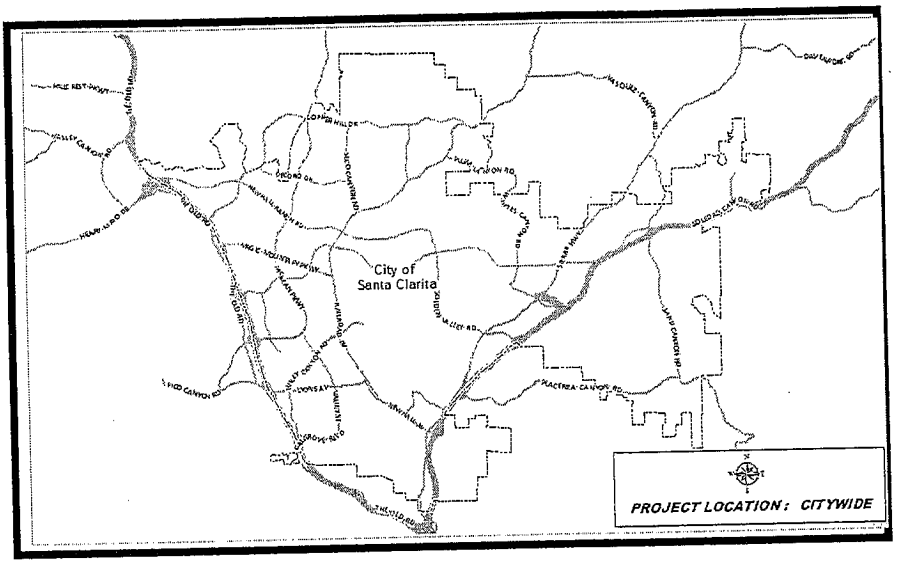
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
CDBG	0	100,000	0	0	0	0	100,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$0**	**$100,000**	**$0**	**$0**	**$0**	**$0**	**$100,000**

Impact On Operations: None.

SIDEWALK GAP CLOSURES

Project Number: T0046

Project Location:
Citywide.



Description: This effort will construct new sidewalks where gaps exist along major arterials with high-pedestrian usage. Project scope/locations will be determined contingent on funding allocation and demonstrated need. Improvements will include landscape and irrigation where possible.

Justification: City staff has identified various locations where there are gaps in sidewalks, affecting pedestrian passage. Closing the gaps by constructing new sidewalks to provide continuity will improve pedestrian travel for all citizens, especially for the elderly and the disabled.

Project Status: Proposed. **Department:** Public Works **Project Supervisor:** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	1,250	1,250	0	0	0	2,500
Design/Plan Review	0	1,250	1,250	0	0	0	2,500
Right-of-Way	0	0	0	0	0	0	0
Construction	0	525,000	525,000	0	0	0	1,050,000
Inspection & Admin	0	22,500	22,500	0	0	0	45,000
Contingency	0	50,000	50,000	0	0	0	100,000
Total Costs:	**$0**	**$600,000**	**$600,000**	**$0**	**$0**	**$0**	**$1,200,000**

Project Funding:

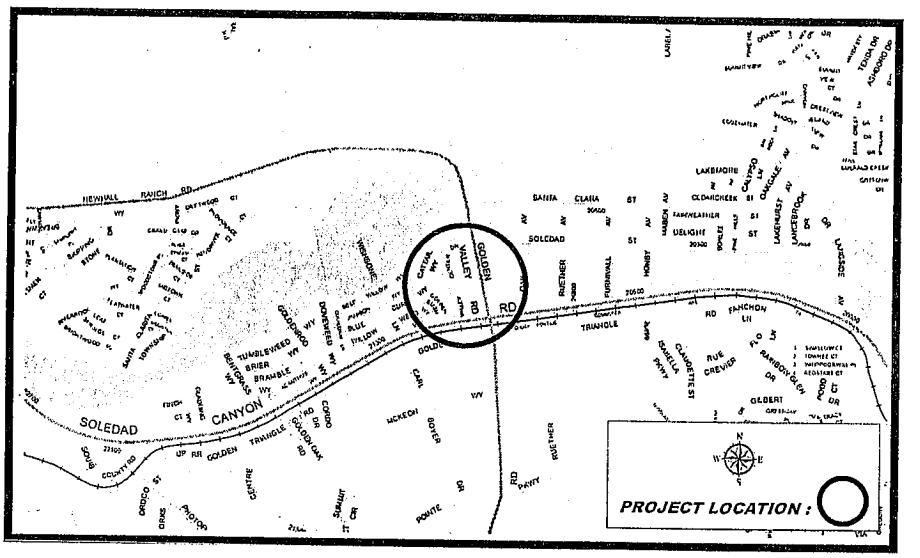
Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
TDA Article 8	0	600,000	0	0	0	0	600,000
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	600,000	0	0	0	600,000
Total Costs:	**$0**	**$600,000**	**$600,000**	**$0**	**$0**	**$0**	**$1,200,000**

Impact On Operations: None at this time.

SOLEDAD CANYON ROAD/GOLDEN VALLEY ROAD BIKE PATH - NORTH

Project Number: T2007

Project Location:
Soledad Canyon Road at Golden Valley Road bridge.



Description: This project will design and construct approximately 510 feet of bike path north of Soledad Canyon Road. This bike path will make the connection (close the gap) from the existing Golden Valley Road Class I trail to the bike ramp at the bridge over the Santa Clara River.

Justification: The trail on Golden Valley Road does not connect to Soledad Canyon Road at this time. This improvement will allow cyclists and pedestians to access Soledad Canyon Road from Golden Valley Road without having to get off the trail system.

Project Status: In progress. **Department:** Public Works **Project Supervisor** Curtis Nay

Project Cost Est. ($):

Expenditure/Category:	PriorYears	2014-15	2015-16	2016-17	2017-18	2018-19	Total
Environ/NPDES	0	1,000	0	0	0	0	1,000
Design/Plan Review	6,282	0	0	0	0	0	6,282
Right-of-Way	0	0	0	0	0	0	0
Construction	0	70,880	0	0	0	0	70,880
Inspection & Admin	0	6,500	0	0	0	0	6,500
Contingency	0	6,500	0	0	0	0	6,500
Total Costs:	**$6,282**	**$84,880**	**$0**	**$0**	**$0**	**$0**	**$91,162**

Project Funding:

Funding Source:	PriorYears	2014-15	2015-16	20161-17	2017-18	2018-19	Total
B&T - Bouquet	6,282	84,880	0	0	0	0	91,162
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Priority Unfunded	0	0	0	0	0	0	0
Total Costs:	**$6,282**	**$84,880**	**$0**	**$0**	**$0**	**$0**	**$91,162**

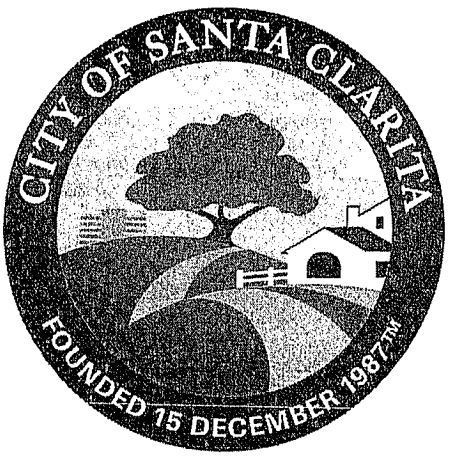
Impact On Operations: None.

UNFUNDED LIST

Unfunded Capital Projects

No.	Project	Estimated Cost
NEEDS PREVIOUSLY IDENTIFIED IN THE 2015-19 CIP:		
CIRCULATION		
	Annual Circulation Improvements	200,000
	Annual Intersection Safety Improvements	200,000
MAINTENANCE		
	Annual Bridge Preventative Maintenance	32,110
	Annual Overlay and Slurry Seal	65,200,000
	Annual Play Area Shade/Infrastructure Program	260,000
	Annual Sidewalk Repair Program	1,040,000
	Annual Stormwater Flowline Repair	1,000,000
	Annual Trail Fence Replacement Program	300,000
	SCSC Air Conditioning Replacement Program	89,500
RESOURCE MANAGEMENT & CONSERVATION		
	Urban Forest Management/Restoration	200,000
STREETS AND BRIDGES		
S3023	Dockweiler Drive/Lyons Avenue	68,993,393
S3031	Sierra Highway Bridges over the River	5,852,099
N0002	Storm Drain and Culvert Upgrades	100,000
TRAILS AND TRANSIT		
	Annual Access Ramp Construction	1,000,000
	Sidewalk Gap Closure	600,000
OTHER UNFUNDED NEEDS		
	Alley Construction	150,000
	Bus Turn-Outs	258,750
FLOOD CONTROL PROJECTS - County		
	Newhall Avenue and Pine Street	2,354,625
	Sierra Highway Area Sewer Study	155,250
	Sierra Highway Storm Drain Master Plan	207,000
GATEWAY BEAUTIFICATION		
	Calgrove/I-5 Gateway Beautification	1,200,000
	Newhall/SR-14 Gateway Beautification	1,200,000
	Via Princessa/SR-14 Beautfication	1,200,000
MEDIAN MODIFICATION		
	Annual Median Modification (four-year need)	200,000
PARKS - Active		
	Canyon Country Community Center	10,000,000
	Canyon Country Park Ph II (Tennis Cts, Pool)	6,000,000
	Central Park Tennis Complex	8,000,000
	Copper Hill Restroom & Play Area	585,000
	Multi-Use Fields	5,000,000
	Play Area Shade Program	165,000
	Copper Hill Park Amenities	1,500,000
	David March Park Expansion	4,000,000
	Fair Oaks Park Improvements	100,000
	Pacific Crest Park Amenities	100,000
	Renovation Master Plans for City Parks	250,000
	Santa Clarita Sports Complex (24-acre dev.)	16,000,000
	Santa Clarita Sports Complex Ph IV - Gym	14,000,000
	Discovery Park - (Build out)	2,500,000
	Rivendale Ranch & Open Space	8,100,000
PARKS - Passive/River - Continued		
	Open Space Access - (Various Improvements)	450,000
	Open Space Parks (Master Plans for Various)	200,000
	Pioneer Oil Refinery	2,500,000

No.	Project	Estimated Cost
PEDESTRIAN BRIDGES		
90-0711	Decoro Drive and Vista Delgado	852,975
90-0707	Seco Canyon Road and Decoro Drive	852,975
ROADWAY IMPROVEMENTS		
	Annual Roadway Safety Program - 4-year need	200,000
	Intelligent Transportation Systems V - Adaptive Signal System - Grant $1,637,204	546,000
	Intelligent Transportation Systems VI - Adaptive Signal System - Grant $1,943,759	485,940
SIDEWALK, CURB & GUTTER INSTALLATION - City		
	Arcadia Street Improvements	310,500
92-0902	Orchard Village Road (north of Lyons Ave)	207,000
	Scherzinger Lane Improvements Ph II	5,175,000
SIDEWALKS		
	Newhall Avenue Sidewalks	1,150,000
	Valencia Industrial Center Sidewalks - Phase I	250,000
	Wiley Canyon Road Sidewalks	50,000
STREET CONSTRUCTION		
	Lyons/Dockweiler - Const. *Grant - $5,898,993*	3,443,220
S1039	Newhall Ranch Rd. Bridge Widening over San Francisquito Creek	9,929,355
91-1204	Magic/Via Princessa Roadway (at grade)	43,470,000
S3026	Via Princessa - Isabella Parkway to Golden Valley Road - *Design*	4,000,000
S3026	Via Princessa - Isabella Parkway to Golden Valley Road - *Const. - Grant, $11,000,000*	75,000,000
TRAILS		
	Placerita Canyon	150,000
	Railroad Avenue Trail - 13 St. to Oak Ridge	1,300,000
	South Fork Trail/Orchard/Lyons	750,000
	Sand Canyon Trail PH III	300,000
	Santa Clara River Trail to Robinson Ranch	500,000
	Santa Clarita Regional Commuter Trail Segment 5 *(Five Knolls to Discovery Park)*	2,500,000
	Santa Clarita Regional Commuter Trail *(Orchard Village to Lyons)*	2,000,000
	Wiley Canyon/Orchard Village Road Bridge	550,000
	Wiley/Calgrove to Rivendale	1,000,000
TRANSIT		
	Newhall Avenue Park and Ride - *Conceptual*	200,000
	Vista Canyon Regional Transit Center - Design & Construction - *Grant $2,808,507*	1,261,795
UTILITY UNDERGROUNDING		
90-1306	Bouquet Canyon Road - Soledad Canyon/City	533,025
90-1309	Bouquet Canyon (N/S) - Soledad	2,277,000
90-1308	Newhall Avenue (w/s) - Lyons Avenue and 9th	393,300
90-1305	Railroad Avenue (w/s) - Bouquet Canyon/Lyons	4,347,000
90-1302	Sand Canyon Road - City Limits/Placerita Canyon	481,275
90-1307	Seco Canyon Road - Bouquet Canyon/City Limits	533,025
90-1304	Sierra Highway - City Limits	289,800
90-1302	Soledad Canyon Road - Sand Canyon/Sierra	496,800
91-1302	Wiley Canyon Road - Lyons/City Limits	496,800
	GRAND TOTAL:	396,019,562


CITY OF SANTA CLARITA
FOUNDED 15 DECEMBER 1987TM

CITY OF SANTA CLARITA
STAFF REPORT
MASTER CASE NO. 13-182
DEVELOPMENT REVIEW PERMIT 13-009

DATE:	June 3, 2014
TO:	Chairperson Heffernan and Members of the Planning Commission
FROM:	Jeff W. Hogan, AICP, Planning Manager
CASE PLANNER:	Jessica M. Frank, Associate Planner
APPLICANT:	Beazer Homes Holdings Corporation
LOCATION:	The proposed project site is located north of Newhall Ranch Road, west of Golden Valley Road in the River Village (Riverpark) project
REQUEST:	The applicant is requesting approval of the building elevations for 239 previously approved multi-family residences located within Area C of Tract 53425, the River Village project.

BACKGROUND

The project site is located on the north side of Newhall Ranch Road, between the Castaic Lake Water Agency (CLWA) and the future Golden Valley Road extension. Uses surrounding the property include the Santa Clara River to the south, a future fire station to the southeast, Los Angeles Department of Water and Power easement and the future Five Knolls (formerly Keystone) residential project to the northeast, and CLWA and vacant non-urban land to the east and north.

The River Village development is a City Council approved project by master developer Newhall Land. It was approved under Vesting Tentative Tract Map 53425 in May of 2005. The project was approved for 1,089 residential units and 16,000 square feet of commercial development on 695 acres. The approved residential development included 657 townhouse/condominium units and 432 single-family lots. The townhouse/condominium units were approved in two areas of the project, with 380 multi-family units in Area C and 277 multi-family units in Area D. To date approximately 360 of the single-family residential homes have been constructed. The City Council approved the project with a requirement for all residential building elevations to be presented to the Planning Commission for review and approval to ensure that the architecture is enhanced and aesthetically pleasing. In addition, the City Council approved the multi-family units to be constructed for up to three-stories and 50' in height and approved the gating of the project.

Beazer Homes Holdings Corporation (the "applicant) has since acquired Area C from Newhall Land. On November 15, 2013, the applicant submitted a Development Review application to construct 239 multi-family units on the subject property, 141 units less than the original approval.

Agenda Item: 2

PROJECT DESCRIPTION

The project includes a proposal for 239 multi-family residential units on approximately 40 acres. There are three main product types within the project including 87 multi-family detached units, 89 two-story attached units and 63 three-story attached units. Each of the attached unit types are in 4-plex, 5-plex and 6-plex combinations. The application includes 21 different architectural elevations for the three types of housing, these include variations of "Craftsman," Monterey," "Cottage," "Farmhouse," and "Spanish Colonial" themed architecture. These themes are consistent with the overall River Village architectural character.

The applicant has proposed to provide enhanced elevations to all homes that are adjacent and in view of Newhall Ranch Road and Golden Valley Road, as well as lots adjacent to the private recreation center.

ANALYSIS

Staff and the City's design consultant, RRM, have reviewed the elevations provided by the applicant and have found the themes to be consistent with the existing River Village architectural types. Initial concerns with the architectural submittal included a need to break up the massing of the large buildings. The applicant has worked with the staff and RRM through more than three resubmittals to make additional architectural enhancements to the elevations of the building. Comments included: providing wainscoting, changing color schemes, larger treatments along window sills, door lintels in plaster relieve, more detailed eave features, adding additional color tones to buildings, enhancements to second and third-story elevations visible to Newhall Ranch Road and Golden Valley Road. The applicant has made all the recommended changes to the elevations as requested from staff and the design consultant to produce the best architectural elevations for this project.

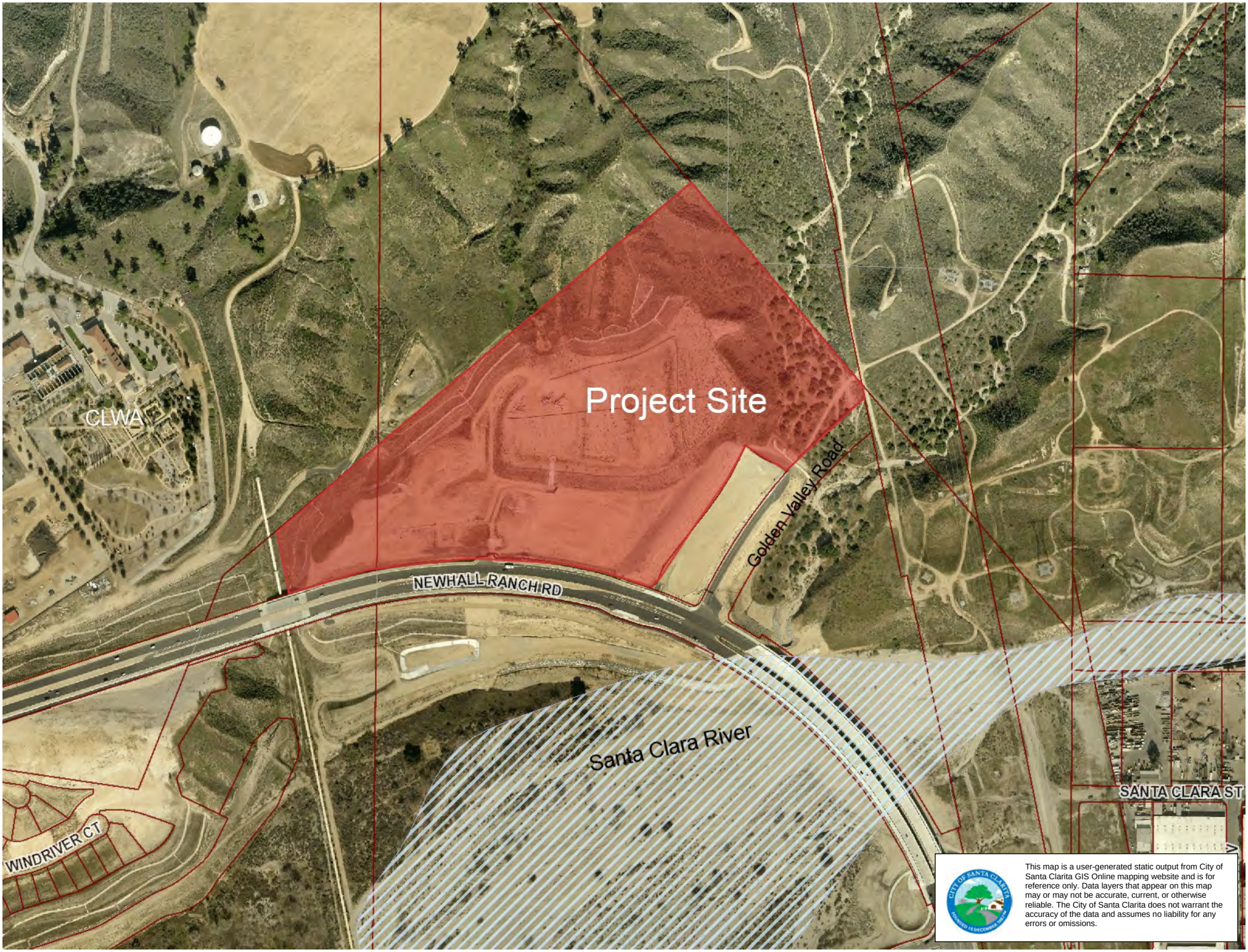
RECOMMENDATION

Staff recommends that the Planning Commission:

1) Determine by minute action that the residential elevations of the 239 multi-family homes in Vesting Tentative Tract 53425 are acceptable and direct staff to approve Development Review Permit 13-182 (Master Case 13-009), subject to the attached Conditions of Approval.

ATTACHMENTS

Vicinity Map
Draft Development Review Permit with Conditions of Approval
Site Development Plan
Elevations
Preliminary Landscape Plan



This map is a user-generated static output from City of Santa Clarita GIS Online mapping website and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. The City of Santa Clarita does not warrant the accuracy of the data and assumes no liability for any errors or omissions.

CITY OF SANTA CLARITA
MASTER CASE 13-182
DEVELOPMENT REVIEW 13-009
Per Code Section 17.23.120
of the Unified Development Code

Date: June 4, 2014

Applicant: Beazer Homes Holding Corporation
1800 E. Imperial Highway, Ste. 140
Brea, CA 92821

Location: Northwest Corner of Newhall Ranch Road and Golden Valley Road. (VTTM 53425, Area C)

Request: The applicant is requesting approval of the building elevations and site plan layout for 239 approved multi-family residences, and a Community Recreation Area within Area C of the approved Tract 53425, the River Village (Riverpark) project.

Findings: The Director of Community Development has determined that the applicant's request is a reasonable and conforming use of the property along with the application of the conditions of approval/mitigation measures. The determination has been made that the principles and standards required by the Unified Development Code have been applied to this decision. Therefore, this development review proposal is approved, subject to the following conditions/mitigation measures:

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

GC1. The approval of this project shall expire if the approved use is not commenced within two (2) years from the date of conditional approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's Unified Development Code (UDC).

GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval shall be terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced, any discontinuation of the use approved with this project for a continuous period of one hundred eighty (180) calendar days

or more shall terminate the approval of this use along with any associated vested rights to such use. The pre-existing legal use shall not be re-established or resumed after the one hundred eight (180) day period. Discontinuation shall include cessation of a use regardless of intent to resume.

GC3. The applicant shall be responsible for notifying the Director of Community Development in writing of any change in ownership, designation of a new engineer, or change in the status of the developer, within 30 days of said change.

GC4. Unless otherwise apparent from the context, the term "applicant" shall include the applicant and any other persons, corporation, or other entity making use of this grant. The applicant shall defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of this project, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant, or if the city fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this Condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both the following occur: 1) the City bears its own attorney's fees and costs; and 2) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.

GC5. The property shall be developed and maintained in substantial conformance with the approvals granted by the City. Any modifications shall be subject to further review by the City.

GC6. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed with the Director of Community Development, their affidavit (Acceptance Form) stating that they are aware of, and agree to accept, all of the conditions of this grant.

GC7. Details shown on the site plan are not necessarily approved. Any details which are inconsistent with the requirements of state or local ordinances, general conditions of approval, or City policies and not modified by this permit must be specifically approved in writing.

GC8. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

PLANNING DIVISION

PL1. This approval shall comply with all approvals under Master Case 02-175 for Vesting

Tentative Tract Map 53425 in addition to mitigation measures associated with the Environmental Impact Report.

PL2. The applicant is approved to construct 239 multi-family residential units and private recreation area per the approved site plan, colored elevations and materials boards on file with the planning division. The architecturally enhanced elevations are required to be used along building elevations visible from Newhall Ranch Road.

PL3. All proposed retaining walls are required be constructed with decorative split faced block and be screened with landscaping.

PL4. No signage is approved as part of this application. All signage must be submitted and reviewed under separate permit.

PL5. All mitigation measures identified in the certified Environmental Impact Report and Mitigation Monitoring and Reporting Program (MMRP) for the project shall be complied with to the satisfaction of the Director of Community Development.

PL6. All commonly owned areas shall be recorded as such and shall be maintained by the project's Homeowner's Association unless maintained by LMD. This includes but is not limited to landscaping, irrigation, slopes and drainage devices.

Landscape Conditions

LR1. Prior to issuance of building permit(s), the applicant shall provide final landscape, lighting and irrigation plans (Landscape Document Package) for Planning Division review and approval. The plan must be prepared by a California-registered landscape architect and shall be designed with the plant palette suitable for Santa Clarita (Sunset Western Garden Book Zone 18, minimum winter night temperatures typically 20º to 30º F; maximum summer high temperatures typically 105º F to 110º F). The landscape design plan shall meet the design criteria of the State Water Efficiency Landscape Ordinance as well as all other current Municipal Code / Unified Development Code requirements.

LR2. The applicant shall be aware that additional fees will be required to be paid by the applicant for the review of required landscape and irrigation plans by the City's landscape consultant based on an hourly rate. An invoice will be provided to the applicant at the completion of the review of the plans. The applicant will be required to pay all associated fees to the City of Santa Clarita prior to the release of the approved landscape and irrigation plans for the project.

LR3. Final landscape plans shall contain all elements as listed in the checklist for preliminary landscape plans, and shall conform to the Landscaping and Irrigation Standards (§17.51.030) in the Unified Development Code. The following elements need to be addressed on the final landscape plans.

(a) Turf shall be limited to a maximum of twenty percent (20%) of the total landscaped area. Low-water usage turf or warm season turf is recommended.

(b) Turf shall be excluded from areas difficult to irrigate (e.g., narrow pathways, parkways less than five (5) feet in width, sidewalk strips, slopes, etc.).

(c) Substantial trees (thirty-six (36) inch box and larger) are strongly encouraged in front and side yard setback areas, to the satisfaction of the Director.

(d) The minimum tree size at planting shall be twenty-four (24) inch box.

(e) New multifamily residential development is required to provide a minimum of thirty (30) trees per overall gross acreage of the project site. Provide a minimum of five percent (5%) forty-eight (48) inch box size trees or larger and twenty percent (20%) required to be thirty-six (36) inch box size trees or larger.

(f) Parking areas within multifamily projects are subject to all the landscaping requirements of nonresidential projects.

(g) All new cut and fill slopes shall be planted and irrigated to prevent erosion. Cut and fill slopes shall have jute-netting or similar material, as approved by the Director, placed on exposed slope soil, until plant materials become established.

i. Slopes exceeding five (5) feet in vertical height shall be planted in the ratio of at least one (1) shrub per one-hundred (100) square feet of slope area and one (1) tree per one-hundred fifty (150) feet of slope area, with ground cover to completely cover the slope within six (6) months from planting. Should this requirement become impossible or impracticable because of fuel modification requirements, the applicant may substitute a proportionate number of appropriate larger specimen trees to the satisfaction of the Director of Community Development.

ii. Slopes less than five (5) feet in height shall be planted with ground cover to cover the slopes completely within six (6) months of planting.

(a) The plant palette shall not include any plants listed as invasive exotic pest plants by the California Invasive Plant Council (lists available at http://groups.ucanr.org/ceppc/), or other plants determined to be invasive by a competent botanist or biologist.

(b) Trees visible from the property's public street frontage and/or in the property's street-facing common area for a residential project shall be a minimum 24" box size, and shall include a proportionate number of 36," 48," and 60" box-size specimens (*Santa Clarita Community Character and Design Guidelines, adopted March 2009*).

(c) Landscape plans shall show plant material to screen at maturity all trash enclosures, transformer boxes, vault boxes, backflow devices, and other exterior mechanical

equipment. Screening material may include trees, shrubs (15 gallon minimum size), clinging vines, etc. Masonry block (concrete masonry unit) trash enclosures shall be screened with both shrubs and clinging vines.

(d) Final landscape plans shall show all lighting fixtures, base dimensions, and typical finish elevations.

(e) The applicant shall design all irrigation systems for water conservation.

(f) The applicant shall place water-conserving mulching material on all exposed soil in planting areas not covered by turfgrass. Mulching material may include, and is not limited to, shredded bark, river rock, crushed rock, pea gravel, etc., and must be at least three (3) inches deep.

(g) Prior to occupancy, the applicant shall install all proposed irrigation and landscaping, including irrigation controllers, staking, mulching, etc., to the satisfaction of the Director of Community Development. The Director may impose inspection fees for more than one landscape installation inspection.

(h) Prior to occupancy, the applicant shall submit to the Director of Community Development a letter from the project landscape architect certifying that all landscape materials and irrigation have been installed and function according to the approved landscape plans.

LR4. A portion of the project site is located within the high fire severity fuel modification zone. As a result, the landscape and irrigation plans for those areas will require the review and approval of the Los Angeles County Fuel Modification Unit. The applicant shall submit the final set landscape and irrigation plans for review to the Fuel Modification Unit and the City at the same time to allow for a concurrent review of the plans. The applicant shall be aware that multiple revisions to the landscape plans may occur from each agency due to conflicting landscaping requirements. The City will make every effort to assist you through this process; however, it is the responsibility of the applicant to work through conflicting requirements with each agency to acquire approval of one landscape and irrigation plan for the project.

ENGINEERING DIVISION

General Requirements

EN1. At issuance of permits or other grants of approval, the applicant agrees to develop the property in accordance with City codes and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Code, Highway Permit Ordinance, Mechanical Code, Unified Development Code, Undergrounding of Utilities Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code.

EN2. Prior to issuance of grading permits, a Tract Map prepared by or under the direction of a person licensed to practice land surveying in the State of California shall be filed in the Office of the County Recorder, in compliance with applicable City of Santa Clarita, County of Los Angeles, and State of California Codes.

EN3. Prior to issuance of grading permits, a Certificate of Compliance for Lot Line Adjustment encompassing all parcels within the boundaries of this project prepared by or under the direction of a person licensed to practice land surveying in the State of California shall be recorded in the Office of the County Recorder, in compliance with applicable City of Santa Clarita, County of Los Angeles, and State of California Codes.

EN4. Prior to issuance of Tract Map approval, the applicant shall record a covenant for easement of all shared driveways and drive isles, and common landscaping/slope maintenance areas, as directed by the City Engineer.

EN5. At map check submittal, the applicant shall provide a preliminary Tract Map guarantee. A final Tract Map guarantee is required prior to Tract Map approval.

EN6. Prior to Tract Map approval, the applicant shall establish a Property/Home Owners' Association (POA/HOA), or similar entity, to ensure the continued maintenance of all shared/common lots and drainage devices not transferable to the County Flood Control District.

EN7. Prior to Tract Map approval, the applicant shall obtain approval from the City Engineer and the City Attorney for Covenants, Conditions, and Restrictions (CC&Rs) for this development. The applicant shall reimburse the City for the City Attorney's review and approval fee. The CC&Rs shall include a disclosure to comply with the Geologist's recommendations in the Geology Report concerning restrictions on watering, irrigation, and recommend plant types.

EN8. Prior to Parcel Map approval, the applicant shall provide a Will Serve Letter from all necessary utilities, stating that service will be provided to this property.

EN9. Prior to building final, the applicant is required to install distribution lines and individual service lines for Community Antenna Television service (CATV) for all new development.

Condominium/Lease Requirements

EN10. Prior to Tract Map approval, the applicant shall submit a notarized affidavit to the City Engineer, signed by all owners of record at the time of filing of the map with the City, stating that any proposed condominium building have not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the County Recorder.

Grading, Drainage & Geology Requirements

EN11. Prior to issuance of grading permit, the applicant shall submit a grading plan consistent with the approved tentative map, any oak tree report and conditions of approval. The grading plan shall be based on a detailed engineering geotechnical report specifically approved by the geologist and/or soils engineer that addresses all submitted recommendations.

EN12. The site plan shows an import of 1,507 CY of dirt to the project.

- Prior to issuance of a grading permit for this project, the applicant shall submit a copy of the grading permit for the export/receiving site and an exhibit of the proposed haul route. The applicant is responsible to obtain approval from all applicable agencies for the dirt hauling operation.
- The applicant shall comply with the following requirements for the dirt hauling operation:
- Obtain an encroachment permit for the work.
- The hours of operation shall be between 8:30 am to 3:30 pm.
- Provide non-stop street sweeping service on all City streets along the haul route during all hours of work to the satisfaction of the City Engineer.
- Provide traffic control and flagging personnel along the haul route to the satisfaction of the City Engineer.
- Prior to issuance of building final, the applicant shall repair any pavement damaged by the dirt hauling operation to the satisfaction of the City Engineer. The limits of the road repairs shall be consistent with the approved haul route.

EN13. Prior to the issuance of grading permit, the applicant shall obtain approval and connection permit from the Los Angeles County Department of Public Works, Land Development Division to connect the on-site storm drain system to a public storm drain system.

EN14. Prior to grading permit, the applicant shall obtain approval of a drainage concept study for the proposed public storm drain system from the Los Angeles County Department of Public Works, Land Development Division.

EN15. Prior to grading permit, the applicant shall have approved by the City Engineer, a drainage study demonstrating that post-development flows from the site will not be increased from pre-development flows, or mitigate for the increase.

EN16. Prior to issuance of Tract Map approval, the applicant shall dedicate all required easements for drainage improvements on the Tract Map.

EN17. Prior to storm drain plan approval, the applicant shall obtain written approval from the Los Angeles County Flood Control District of all easements needed for future maintenance by the District.

EN18. Prior to recordation of the Tract Map, the applicant will be required to form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices, unless Los Angeles County Flood Control District accepts future maintenance responsibilities. The applicant shall cooperate fully with the City in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to City for review and approval. The applicant shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality. The applicant shall be responsible for the maintenance of all SUSMP devices/systems until the district has been established.

EN19. Prior to the City's release of any bond monies posted for the construction of storm drain infrastructure, the applicant or subsequent property owners shall be responsible for providing all required materials and documentation to complete the storm drain transfer process from the City of Santa Clarita to the Los Angeles County Flood Control District. The applicant or subsequent property owners shall also be responsible for providing regularly scheduled maintenance of the storm drain infrastructure, as directed by the City Engineer, until such time that full maintenance be assumed by the Flood Control District.

EN20. The site plan shows connection of the on-site storm drain system to a public storm drain system downstream that has not transferred to the County for maintenance and ownership. Prior the City's release of any bond monies, the applicant shall complete the transfer of the downstream storm drain system to the County.

EN21. Prior to Tract Map approval, the applicant shall place a note on the map, prohibiting the lot owners within this development from interfering with the established drainage and from erecting concrete block walls or similar solid constructions, except as approved by the City Engineer.

EN22. Prior to issuance of building permits, the applicant shall construct all grading and drainage facilities within the project site.

EN23. This project is a development planning priority project under the City's NPDES Municipal Stormwater Permit as a development with 10 or more dwelling units. Prior to issuance of grading permit, the applicant shall have approved by the City Engineer, an Urban Stormwater Mitigation Plan (USMP) that incorporates appropriate post construction best management practices (BMPs), maximizes pervious surfaces, and includes infiltration into the design of the project. Refer to the Standard Urban Stormwater Mitigation Plan (SUSMP) guide for details.

EN24. Under the provisions of the new Los Angeles County NPDES Stormwater (MS4) permit, development projects will be required to install Low-Impact Development BMPs (e.g. infiltration), and may be required to implement hydrologic control measures to address hydro-modification. This permit may impact the project, depending on grading permit issuance timeline. City is mandated to implement new permit requirements by May 2015.

EN25. This project will disturb one acre or more of land. Therefore, the applicant must obtain coverage under a statewide General Construction Activities Stormwater Permit (General Permit). In accordance with the General Permit, the applicant shall file with the State a Notice of Intent (NOI) for the proposed project. Prior to issuance of grading permit by the City, the applicant shall have approved by the City Engineer a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall include a copy of the NOI and shall reference the corresponding Waste Discharge Identification (WDID) number issued by the State upon receipt of the NOI.

EN26. Prior to issuance of building permits and after Tract Map/LLA recordation, the applicant may file with the County Recorder, an amending map prepared by or under the direction of a registered civil engineer or licensed land surveyor in the State of California. The purpose of the amending map is to adjust lot/parcel lines near the top of slopes or at similar locations acceptable for establishment of slope maintenance responsibilities. The City Engineer shall review and approve the amending map prior to recordation.

Street Improvement Requirements

EN27. All streets shall be designed in accordance with the City's Unified Development Code and street design criteria; construction shall be completed prior to building final. Design private streets to public street standards in accordance with the requirements prescribed in the City of Santa Clarita Municipal Code, Section 16.19.040.

EN28. Prior to any construction (including, but not limited to, drive approaches, sidewalks, curb and gutter, etc.), trenching or grading within public or private street right-of-way, the applicant shall submit a street improvement plan consistent with the approved tentative map, oak tree report and conditions of approval and obtain encroachment permits from the Engineering Division.

EN29. Prior to building final, all new power lines and overhead cables less than 34 KV within or fronting the project site shall be installed underground.

EN30. Prior to street plan approval, the applicant shall submit a street tree location plan to the City's Urban Forestry Division for review and approval. The location of the street trees shall not conflict with sewer or storm drain infrastructure. The plan shall include proposed sewer lateral locations and storm drain infrastructure for reference.

EN31. Prior to the Tract Map being filed with the County Recorder, the applicant shall not grant or record easements within areas proposed to be granted, dedicated, or offered for dedication for public streets or highways, access rights, building restriction rights, or other easements; unless subordinated to the proposed grant or dedication. If easements are granted after the date of tentative map approval, subordination must be executed by the easement holder prior to the filing of the Tract Map.

EN32. Prior to issuance of building permits, the applicant shall construct street pavement in accordance with one of the following options:

- The applicant shall construct the full pavement section including the final lift of asphalt to finish grade in conformance with the design TI. Prior to building final, the applicant shall refurbish the pavement to the satisfaction of the City Engineer.
- The applicant shall construct a pavement section that is a minimum of 1½" lower than finish grade, in conformance with the design TI. Prior to building final, the applicant shall refurbish the pavement, and complete the final lift of asphalt to meet finish grade to the satisfaction of the City Engineer.

EN33. Prior to building final, the applicant shall construct the following street improvements along the frontage of the project site, as directed by the City Engineer:

Street Name	Inverted Shoulder	Curb & Gutter	Base & Paving	Street Lights	Parkway & Street Trees	Sidewalk (5'min)	Landscaped Median
Newhall Ranch Road					X	X	X

EN34. Prior to building final, the applicant shall install mailboxes and posts in accordance with the City's standards, and secure approval of the U.S. Postal Service prior to installation.

EN35. Prior to building final, the applicant shall construct wheelchair ramps at intersections, as directed by the City Engineer.

EN36. Prior to building final, the applicant shall provide and install street name signs, as directed by the City Engineer.

EN37. Prior to building final, the applicant shall repair any broken or damaged curb, gutter and sidewalk, and refurbish the half section of pavement on streets within or abutting the project, to the satisfaction of the City Engineer.

Sewer Improvement Requirements

EN38. Prior to Tract Map approval, the applicant shall dedicate all necessary sewer mainline easements. The sewer plans shall be reviewed and approved by the Los Angeles County Department of Public Works (Sewer Maintenance Division), Los Angeles County Sanitation District, and the City Engineer.

EN39. Prior to Tract Map approval, the applicant shall send a print of the land division map to the County Sanitation District with the request for annexation in writing.

EN40. All private sewer laterals shall have a minimum 2% slope and pipe inverts shall be 6 feet below the curb grade. Prior to grading plan approval, the applicant shall demonstrate that all sewer pipes meet these requirements with the proposed building pad elevations. Private on-site sewers are reviewed and approved by the City's Building & Safety Division.

EN41. Prior to issuance of building permits, the proposed building(s) shall be connected to the existing sewer main in Newhall Ranch Road (8" sewer per PC 07-06). Prior to issuance of building permits, the applicant shall coordinate with the Building and Safety Division regarding payment of annexation fees, if required, to annex the property into the County Sanitation District.

EN42. Prior to issuance of building permits, the applicant shall pay sewer and water connection reimbursement charges as determined by the City Engineer. The project falls within the Golden Valley Road Bridge Water and Sewer Line Connection Fee District. Please contact Development Services division for fee estimates.

EN43. Prior to sewer plan approval, the applicant shall provide a sewer area study in accordance with City policies for review and approval by the City Engineer.

EN44. Prior to first building final, the applicant shall construct all sewer upgrades in accordance with the approved sewer area study, to the satisfaction of the City Engineer.

EN45. Prior to issuance of building permits, the applicant shall construct main-line sewers with separate laterals to serve each lot. Main-line sewers shall have a straight alignment, located five feet from either the northerly or the easterly sides of the centerlines of streets or alleys.

Bonds and Miscellaneous Requirements

EN46. Prior to issuance of encroachment permits for public improvements (Street, Sewer, Storm Drain, Water), the applicant, by agreement with the City Engineer, shall guarantee installation of the improvements through faithful performance bonds, letters of credit or any other acceptable means. Building final shall be withheld if the improvements are not completed.

<u>TRAFFIC ENGINEERING DIVISION</u>

TE1. All driveways shall have a minimum stacking distance of:

- 20 feet from face of curb off of residential local collectors.
- 40 feet from face of curb off of secondary or major highways.

- 100 feet from face of curb off of secondary or major highways with a potential traffic signal.

TE2. Adequate sight visibility is required at all intersections (street-street intersections or driveway-street intersections) and shall follow the latest Caltrans manual for applicable requirements. Adequate sight visibility (including corner sight visibility) shall be demonstrated on the final map and grading plan. All necessary easements for this purpose shall be recorded with the final map. This shall be shown on all applicable plans prior to issuance of first building permit.

TE3. All private driveways and roadways shall intersect with a public street at 90 degrees or as close to 90 degrees as topography permits (no less than 80 degrees). This shall be shown on all applicable plans prior to issuance of first building permit.

TE4. No access will be permitted within curb return. This shall be included as a note on all applicable plans prior to issuance of first building permit.

TE5. If any access points (driveways) are off of a roadway with a speed of 35 mph or higher, the inbound driveway lane shall have a minimum of 16 feet to allow right turns not to interfere with outgoing traffic.

TE6. No residential driveways shall be permitted along residential collector streets, residential roadways with 64-foot right-of-way, or along residential roadways projected to carry over 2,000 vehicles per day (per UDC Section 16.07.020). Such a restriction is subject to the discretion of the City Traffic Engineer.

TE7. Prior to the issuance of the 501st residential occupancy permit, the intersections listed below shall be in place and shall include their required number of lanes and operational traffic signals.

a. Newhall Ranch Road and McBean Parkway:

- Eastbound: 2 left-turn lanes, 4 through lanes, 1 right-turn lane
- Westbound: 2 left-turn lanes, 4 through lanes, 1 right-turn lane
- Northbound: 2 left-turn lanes, 3 through lanes, 2 right-turn lanes
- Southbound: 2 left-turn lanes, 4 through lanes, 1 right-turn lane

b. Newhall Ranch Road and Bouquet Canyon Road:

- Eastbound: 2 left-turn lanes, 4 through lanes, 2 right-turn lanes
- Westbound: 2 left-turn lanes, 4 through lanes, 1 right-turn lane
- Northbound: 2 left-turn lanes, 4 through lanes, 1 right-turn lane
- Southbound: 2 left-turn lanes, 4 through lanes, 2 right-turn lanes

TE8. Any gates on private residential streets shall be designed and located to provide adequate stacking and turn-around areas. Prior to issuance of the first residential building occupancy permits, the design for all residential gates shall be submitted to the City Traffic Engineer prior to approval and subject to Los Angeles County Fire Department approval. The necessary right-of-way shall be dedicated prior to map recordation. All residential gates on private streets shall be shown on all applicable plans prior to approval.

TE9. The River Village EIR concluded that the River Village project will have a significant unavoidable impact at four intersections in the project area. These intersections are presently constrained by right-of-way limitations and therefore cannot be widened. In lieu of mitigating impacts at these identified, right-of-way constrained intersections, the applicant has agreed to contribute a traffic-signal mitigation fee in the amount of $250,000 to the City of Santa Clarita. This fee shall be paid prior to recordation and used to improve traffic flow and minimize traffic congestion along the corridors impacted by project-related traffic, through traffic signal retiming and related infrastructure improvements. The applicant shall demonstrate that this fee has already been paid.

TE10. Prior to issuance of building permits, the applicant shall pay the applicable Bridge and Thoroughfare (B&T) District Fee to implement the Circulation Element of the General Plan as a means of mitigating the traffic impact of this project, unless it can be demonstrated that the B&T Fee has already been paid. This project is located in the Bouquet Canyon B&T District. The current rate for this District is $17,290. The B&T rate is subject to change and is based on the rate at the time of payment.

Standard B&T Fee Calculation:

Townhouse/Condominium = the number of units (239) x the district rate ($17,290) x 0.8 = $3,305,848 until June 30, 2014.

LOS ANGELES COUNTY FIRE DEPARTMENT

FD1. Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.

FD2. The required fire flow for public fire hydrants at this location is 1750 gallons per minute at 20 psi for duration of two hours, over and above maximum daily domestic demand. Two hydrants flowing simultaneously may be used to achieve the required fire flow.

FD3. The required fire flow for private on-site hydrants is 1750 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1750 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

FD4. The fire hydrant requirements are as follows:

- Install two public fire hydrants. Upgrade/verify two existing public fire hydrants.

- Install 11 private on-site fire hydrants.

FD5. All hydrants shall measure 6" x4" x 2-1/2" brass or bronze, conforming to current AWWA standard D503 or approved equal. All on-site hydrants shall be installed a minimum of 25' from a structure or protected by a two hour rated fire wall.

FD6. All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

FD7. Hydrants and fire flows are adequate to meet current Fire Department requirements.

FD8. Fire hydrant upgrade is not necessary, if existing hydrants meet the fire flow requirements, submit original water availability form to the Fire Department Office for review.

FD9. Access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.

FD10. Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

FD11. Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department Use. Where topography dictates, turnaround shall be provided for driveways that extend over 150 feet in length.

FD12. Private driveways shall be indicated on the final map as "Private Driveway and Fire lane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.

FD13. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

FD14. The applicant shall provide the Fire Department and City approved street signs and building access numbers prior to occupancy.

FD15. Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

FD16. The final concept map, which has been submitted to this department for review has fulfilled the Conditions of approval recommended by this department for access.

FD17. The Fire Department, Land Development Unit may have additional requirements during the building permit process.

BUILDING AND SAFETY DIVISION

BS1. Plans for all new buildings and structures shall be submitted to the Building and Safety Division for plan review and building permits. Each detached building, trash enclosure, the clubhouse, pool and accessory structure will receive a separate permit.

BS2. Plans submitted for plan review shall show full compliance with the California Building Codes in effect at the time the building permit application is submitted. The current California codes are: 2013 California Building, Mechanical, Plumbing, Electrical Codes, the California Green Building Standards Code, and the 2008 California Energy Code. The 2013 California Energy Code becomes effective on July 1, 2014. The California Residential Code does not apply to multi-family projects.

BS3. Single Family Residences shall also comply with the detailed architectural requirements of the 2013 California Residential Code and the 2013 California Green Building Standards Code.

BS4. The City of Santa Clarita has amended some portions of the California Building & Residential Codes. A copy of these amendments is available at the Building and Safety public counter and on our website at: www.santa-clarita.com/Index.aspx?page=552.

BS5. Plans submitted to Building and Safety for plan review shall be 100% complete. Plans submitted shall show all Architectural work including any Structural, Mechanical, Plumbing, and Electrical work that will be part of the project.

BS6. The Building and Safety Division is encouraging all plans to be submitted electronically using our new ePLANS system. For more information about ePLANS, please visit our website at: www.santa-clarita.com/index.aspx?page=698.

BS7. All new residential dwelling units shall have a fully automatic fire sprinkler system installed.

BS8. Prior to submitting plans to Building and Safety, please contact Deanna Hamrick at (661) 255-4941, for project addressing of each building and unit. Allow four to six weeks for addressing.

BS9. A complete soils and geology report will be required for the project. The report shall be formally submitted to Development Services Division (Engineering) for review and approval with a copy of the report submitted to Building & Safety at time of plan submittal.

BS10. Any rough grading and/or re-compaction that are recommended in the soil/geology report must be completed prior to issuance of building permits. A final compaction report and pad certification shall be submitted to and approved by the Engineering Division.

BS11. The project (both residential and commercial portions) and all common and public use areas (rec facilities, clubhouse, pool, walkways, etc.) shall comply with the disabled access requirements as specified in Chapter 11A and 11B of the California Building Code.

BS12. Dwelling units within apartment buildings with 3 or more dwelling units, condominium or Townhomes buildings with 4 or more dwelling units shall be accessible for the disabled per chapter 11A of the Calif. Building Code.

BS13. Where commercial facilities are located in private residences, they shall be accessible for the disabled per section 1101B.6 of the Calif. Building Code. (Applies to Live-work units if any)

BS14. On-site drain, waste and sewer lines and laterals shall have a minimum 2% slope per the California Plumbing Code.

BS15. Prior to issuance of building permits, additional clearances from these agencies will be required:

a. L.A. County Fire Prevention Bureau,
b. William S. Hart School District and appropriate elementary school district,
c. Castaic Lake Water Agency,
d. L. A. County Sanitation District,
e. Santa Clarita Landscape Maintenance District,
f. Santa Clarita Environmental Services,
g. Santa Clarita Urban Forestry/ Oak tree.

An agency referral list is available at the Building and Safety public counter.

BS16. The applicant shall incorporate the following information into the construction plans:

a. The Permit Number, Sheet Title, and the Sheet Number shall be located in the lower right hand corner of each sheet of the drawings.
b. A building code analysis indicating the Type of Construction, occupancy groups, building area justification and other related information.
c. The Site Plan shall show all setbacks, lot lines, easements, restricted use areas, etc.
d. A copy of the Conditions of Approval shall be made part of the plans.
e. The Truss drawings (if used).
f. ICC, UL and other outside agency reports for products or materials, when those reports contain info required by the contractor for construction or installation.
g. The Recommendation Section of the Soils Report.

BS17. A portion of the project is located adjacent to a graded slope. All structures (including pools, retaining walls and fences) adjacent to slopes shall comply with Section 1808.7 of the

California Building Code. Depending on the height of slopes, buildings may need to be setback up to 15 feet from the toe of slopes and up to 40 feet from the top of slopes.

BS18. Portion of the site for this project is located within City's Fire Hazard Zone. All new construction within fire zone shall comply with the California Residential Code Section R327: MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE. A summary of these requirements are available at the Building and Safety's public counter or on the city's website at: www.santa-clarita.com/Index.aspx?page=552. The submitted plans to Building & Safety shall show all Fire Zone requirements.

BS19. The applicant shall be aware that the site is NOT located in the Flood zone.

BS20. These conditions of approval are based on a preliminary review of plans submitted by the applicant during the entitlement review process. Additional conditions and more detailed building code requirements will be listed during the plan review process when plans are submitted to Building and Safety.

TRANSIT DIVISION

TR1. The Transit Impact Fee does apply. Currently the rate is $200 per residential unit. This fee is currently under revision. Applicant shall pay the current fee at the time of building permit issuance.

TR2. Prior to occupancy of the first building, the bus stop/s shall be installed to the satisfaction of city staff.

ENVIORNMENTAL SERVICES DIVISION

ES1. All single family residential dwellings shall be designed with space provided (out of public view) for three 90-gallon trash carts, one each for trash, recycling, and greenwaste. If there are no personal landscaping areas that will be maintained by the occupant, greenwaste cart service will not be necessary.

ES2. All demolition projects regardless of valuation and all new construction projects valuated greater than $500,000 must comply with the City's Construction and Demolition Materials (C&D) Recycling Ordinance.

ES3. C&D Materials Recycling Ordinance:

- A Construction and Demolition Materials Management Plan (C&DMMP) must be prepared and approved by the Environmental Services Division prior to obtaining any grading or building permits.

- A minimum of 50% of the entire project's inert (dirt, rock, bricks, etc.) waste and 50% of the remaining C&D waste must be recycled or reused rather than disposing in a landfill.
- A deposit of 3% of the estimated total project cost or $25,000, whichever is less, is required. The full deposit will be returned to the applicant upon proving that 50% of the inert and remaining C&D waste was recycled or reused.

ES4. Per the California Green Building Standards Code, 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

ES5. All projects within the City that are not self-hauling their waste materials must use one of the City's franchised haulers for temporary and roll-off bin collection services. Please contact Environmental Services staff at 661-286-4098 for a complete list of franchised haulers in the City.

PARKS, RECREATION, AND COMMUNITY SERVICES DEPARTMENT

PR1. Prior to the recordation of an applicable final tract/parcel map, the applicant shall establish the required Park Dedication Fee equal to the value of the amount of land established per the City's General Plan, "Parks and Recreation Element." The applicant shall pay the required fees prior to issuance of building permit for each phase. The final fee is attached.

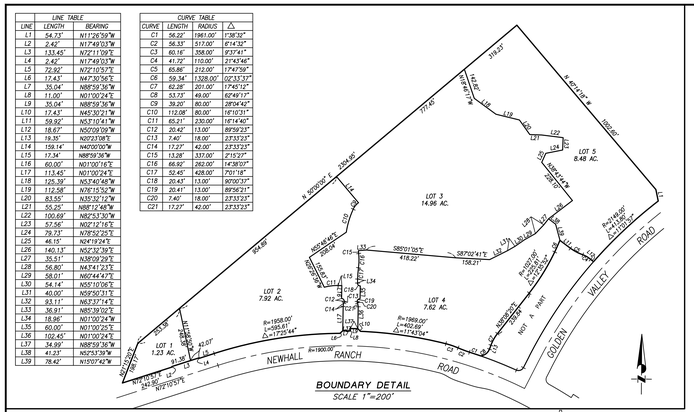
If you have any questions please contact Jessica M. Frank, project planner at (661) 255-4330.

Sincerely,

Jessica M. Frank
Associate Planner
S:\CD\CURRENT\!2013\13-182 (DR13-009)\Planning Commission\Conditions of Approval4.7.14.doc

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.73'	N11°26'59"W
L2	2.42'	N17°49'03"W
L3	133.45'	N72°11'09"E
L4	2.42'	N17°49'03"W
L5	72.92'	N72°10'57"E
L6	17.43'	N47°30'56"E
L7	35.04'	N88°59'26"W
L8	11.00'	N01°00'24"E
L9	35.04'	N88°59'26"W
L10	17.43'	N42°30'21"W
L11	59.92'	N52°10'41"W
L12	18.67'	N50°09'09"W
L13	19.35'	N39°31'08"E
L14	159.14'	N40°00'06"W
L15	17.34'	N89°56'36"W
L16	60.00'	N01°00'16"E
L17	113.45'	N01°00'24"E
L18	125.39'	N57°40'46"W
L19	112.58'	N76°15'52"W
L20	43.55'	N35°37'12"W
L21	55.25'	N88°12'46"W
L22	100.69'	N82°53'30"W
L23	57.56'	N02°12'16"E
L24	79.73'	N78°52'25"E
L25	46.15'	N24°19'24"E
L26	140.13'	N52°32'39"E
L27	35.51'	N38°09'29"E
L28	56.80'	N47°41'23"E
L29	58.01'	N60°44'47"E
L30	54.14'	N55°10'06"E
L31	40.00'	N59°50'11"E
L32	93.11'	N83°37'14"E
L33	16.91'	N85°39'02"E
L34	18.96'	N01°00'24"W
L35	60.00'	N01°00'25"E
L36	102.45'	N01°00'24"E
L37	34.99'	N88°59'36"W
L38	41.23'	N52°53'39"W
L39	78.42'	N15°07'42"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	Δ
C1	56.22'	1961.00'	1°38'30"
C2	56.35'	517.00'	6°14'35"
C3	60.16'	358.00'	9°37'41"
C4	41.72'	110.00'	21°43'46"
C5	65.86'	212.00'	17°47'59"
C6	59.34'	1328.00'	02°33'37"
C7	62.28'	201.00'	17°45'12"
C8	53.73'	49.00'	62°49'17"
C9	39.20'	80.00'	28°04'42"
C10	112.08'	80.00'	16°10'31"
C11	65.21'	230.00'	16°14'40"
C12	20.42'	13.00'	89°59'23"
C13	7.46'	18.00'	23°33'23"
C14	17.27'	42.00'	23°33'23"
C15	13.28'	337.00'	2°15'23"
C16	66.92'	262.00'	14°38'07"
C17	52.45'	428.00'	7°01'18"
C18	20.43'	13.00'	90°00'31"
C19	20.41'	13.00'	89°58'21"
C20	7.46'	18.00'	23°33'23"
C21	17.27'	42.00'	23°33'23"


LOT 1
1.23 AC.
LOT 2
7.92 AC.
LOT 3
14.96 AC.
LOT 4
7.62 AC.
LOT 5
8.48 AC.
NEWHALL RANCH ROAD
GOLDEN VALLEY ROAD
SOLEDAD CANYON ROAD
NOT A PART
FUTURE FIRE DEPARTMENT
R=1900.00'
R=1958.00'
R=1969.00'
R=1749.00'
R=1774.00'
R=1737.00'
R=1762.00'
R=1737.00'
R=1762.00'
R=1749.00'
R=1774

RIVER VILLAGE

DETACHED

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Nov 13, 2013

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ARCHITECT
INC.
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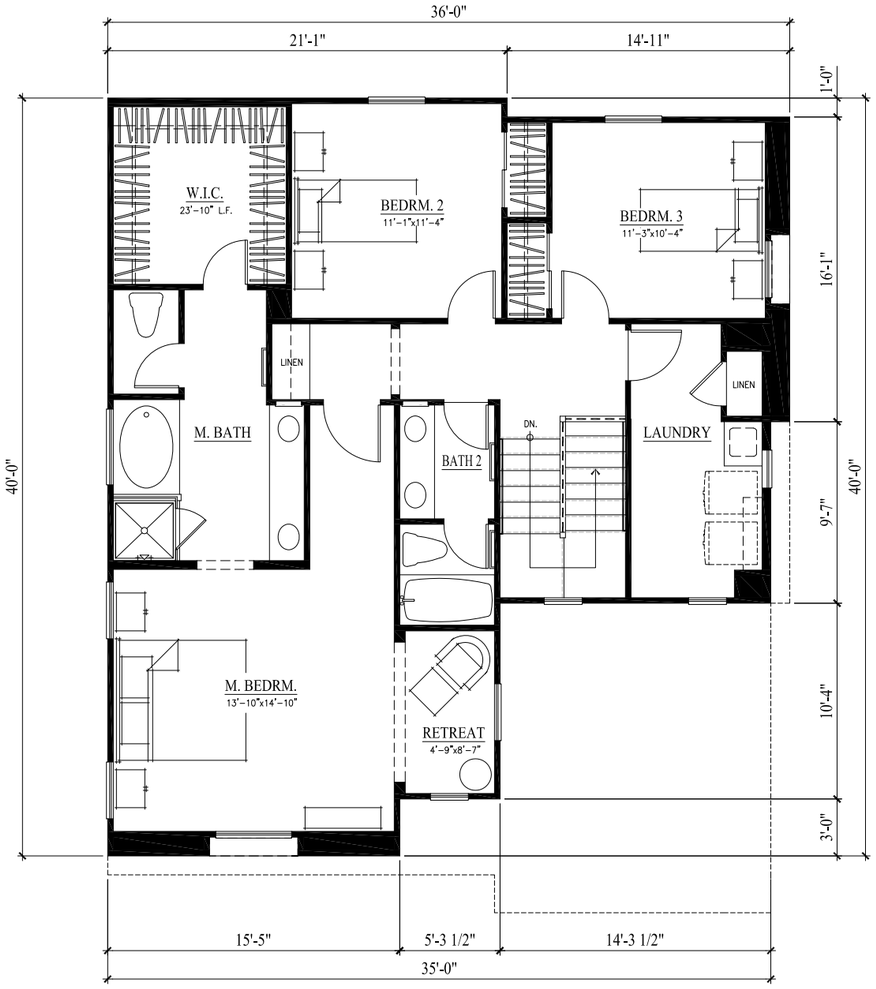

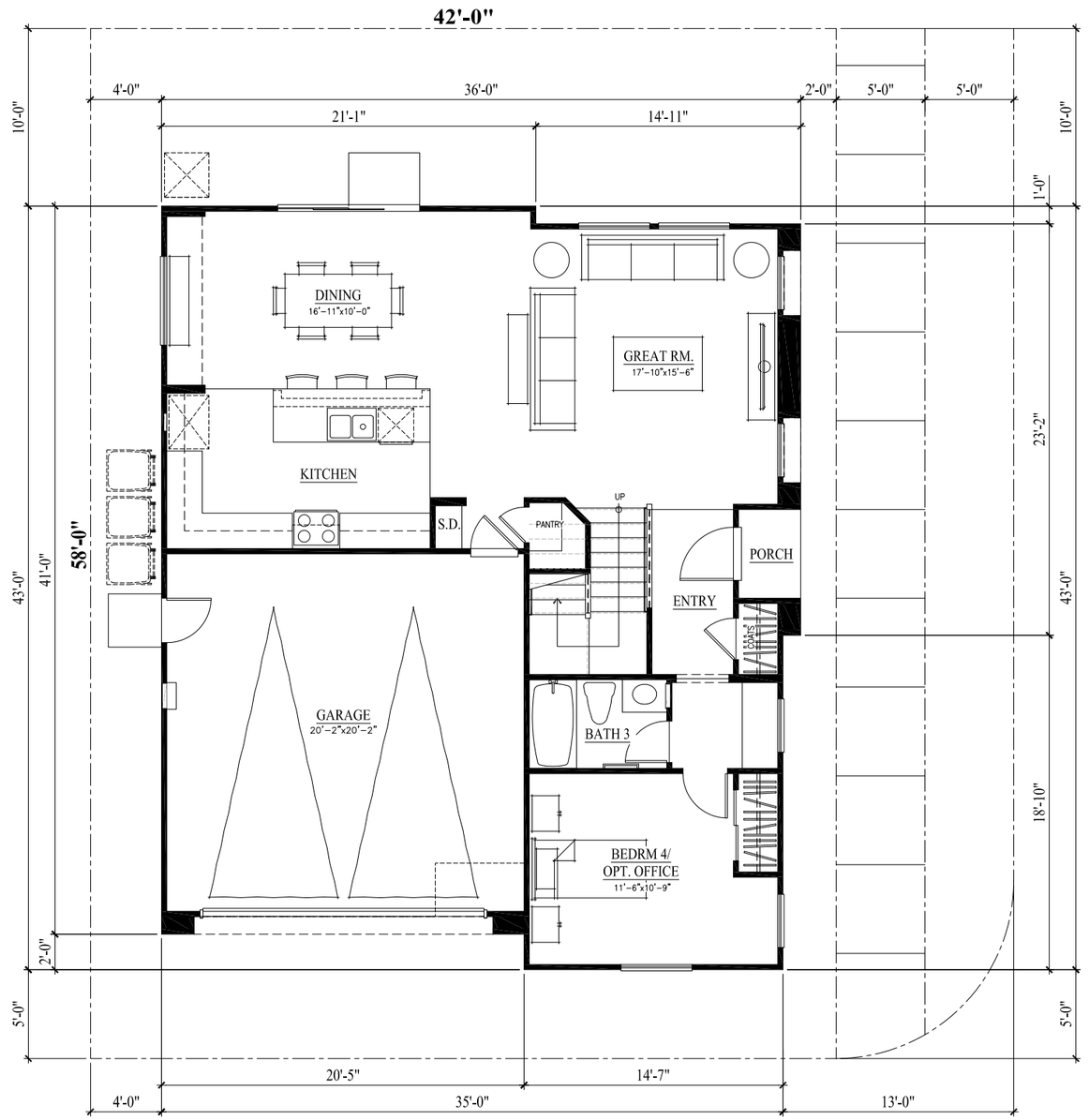

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,000 SQ. FT.
SECOND FLOOR AREA	1,101 SQ. FT.
TOTAL DWELLING	2,101 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH	18 SQ. FT.

SECOND FLOOR PLAN
9'-0" CEILING

PLAN 1
FLOOR PLAN

FIRST FLOOR PLAN
9'-0" CEILING

River Village Detached

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Nov 01, 2013

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klcarch.com

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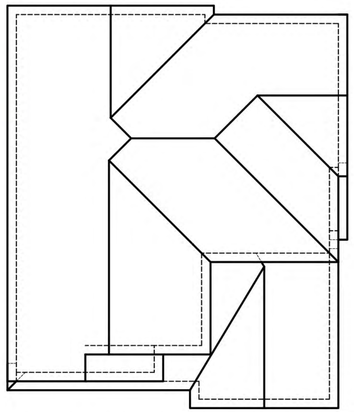
RIGHT ELEVATION

"COTTAGE"

ROOF:	CONCRETE FLAT 'SLATE' TILE
EAVES:	WOOD
GABLE:	SIDING
WALL:	STUCCO
	ARCHED SOFFITS (AS OCCURS)
TRIM:	STUCCO OVER FOAM
	BRICK (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED TYPE
PORCH:	ARCHED SOFFITS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP
	W/ WINDOWS



ROOF PLAN

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

COLOR SCHEME 1

PLAN 1
"A" ELEVATION

River Village Detached

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Nov 13, 2013

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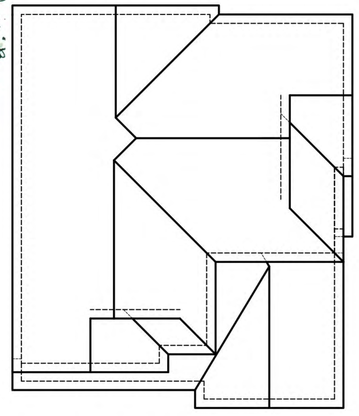
RIGHT ELEVATION

"CRAFTSMAN"

ROOF:	CONCRETE FLAT TILE
EAVES:	WOOD
GABLE:	SIDING W/ CORBELS
WALL:	STUCCO
	LAP SIDING (AS OCCURS)
	STONE VENEER (AS OCCURS)
TRIM:	STUCCO OVER SHAPED FOAM
WINDOWS:	MULTI-PANED
SHUTTER:	PLANK TYPE
PORCH:	
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

REAR ELEVATION



ROOF PLAN

LEFT ELEVATION

FRONT ELEVATION

COLOR SCHEME 4

PLAN 1
"B" ELEVATION

River Village Detached

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Nov 13, 2013

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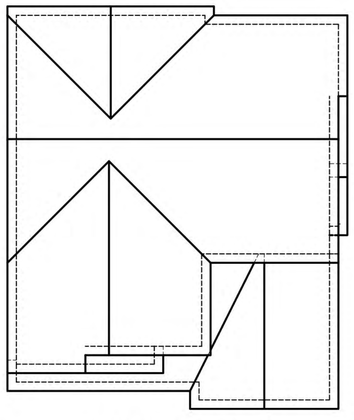
RIGHT ELEVATION

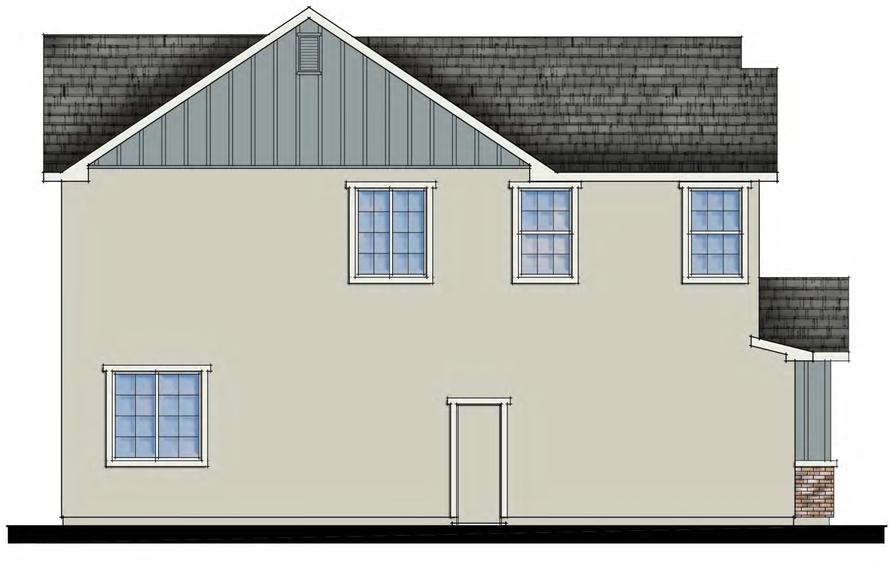
"FARMHOUSE"

ROOF:	CONCRETE FLAT TILE
EAVES:	WOOD
GABLE:	BOARD AND BATTEN
WALL:	STUCCO
	BOARD AND BATTEN
	BRICK VENEER
TRIM:	STUCCO OVER SHAPED FOAM
WINDOWS:	MULTI-PANED
SHUTTER:	PLANK TYPE
PORCH:	WOOD POST AND BEAMS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

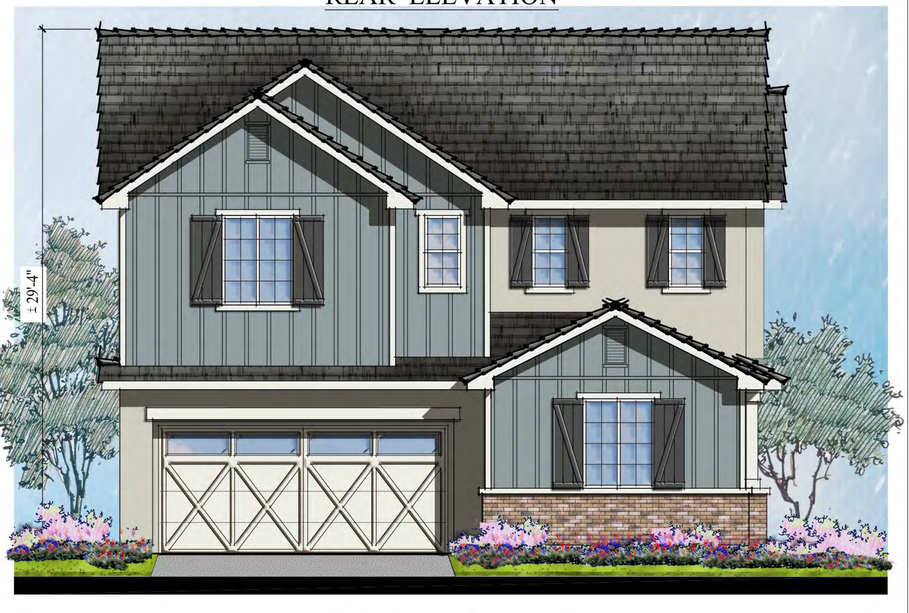
REAR ELEVATION



ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION

COLOR SCHEME 7
PLAN 1
"C" ELEVATION

River Village Detached
Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Nov 13, 2013

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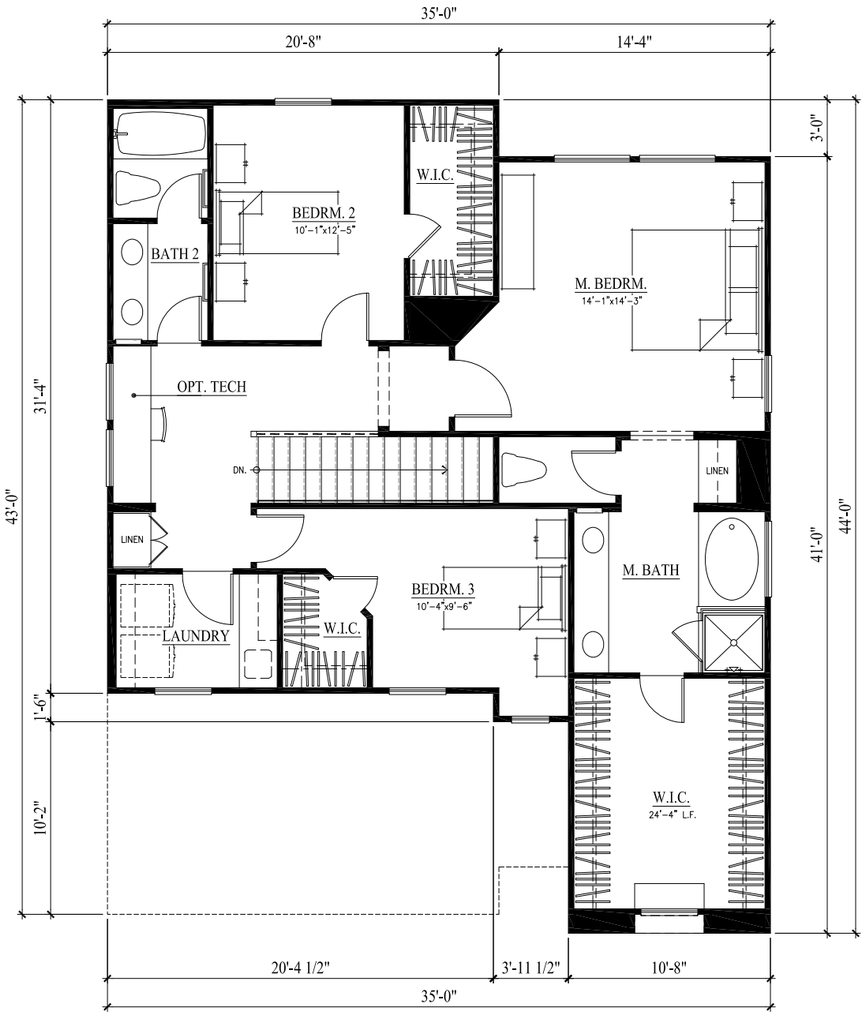
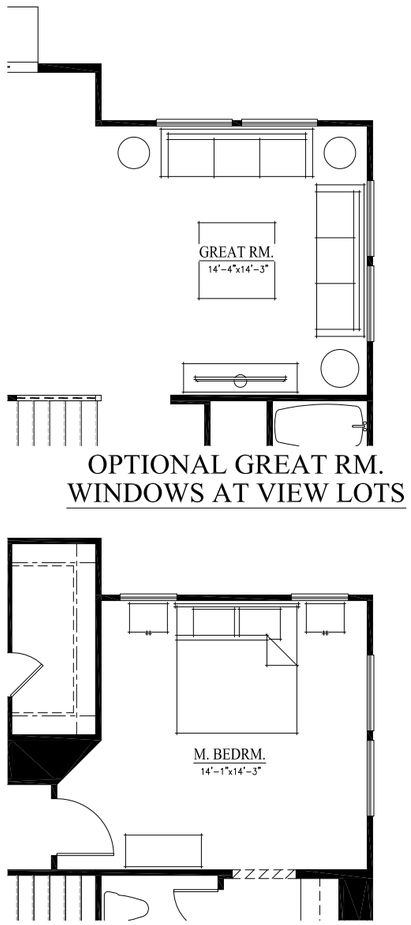


SECOND FLOOR PLAN

9'-0" CEILING

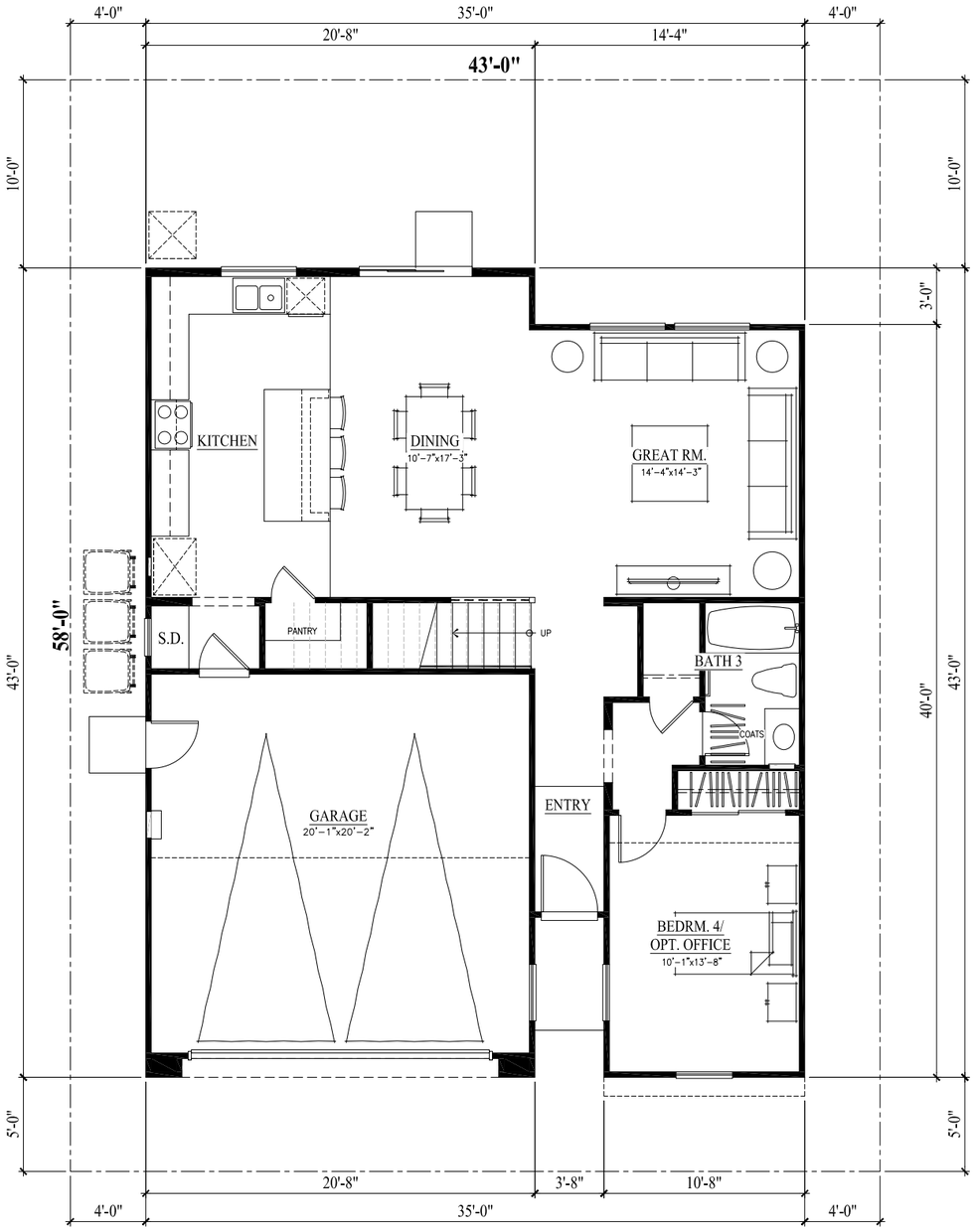


OPTIONAL GREAT RM.
WINDOWS AT VIEW LOTS

OPTIONAL M. BDRM.
WINDOWS AT VIEW LOTS

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	992 SQ. FT.
SECOND FLOOR AREA	1,140 SQ. FT.
TOTAL DWELLING	2,132 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PORCH	22 SQ. FT.



FIRST FLOOR PLAN

9'-0" CEILING

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Nov 01, 2013

PLAN 2
FLOOR PLAN

River Village Detached

Santa Clarita, CA

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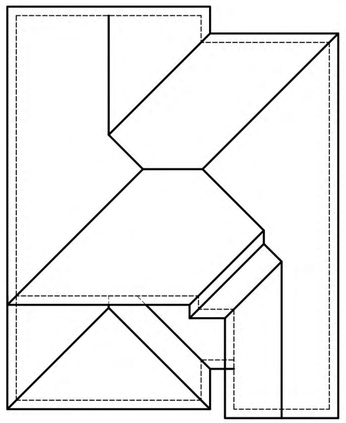
RIGHT ELEVATION

"COTTAGE"

ROOF:	CONCRETE FLAT 'SLATE' TILE
EAVES:	WOOD
GABLE:	SIDING
WALL:	STUCCO
	ARCHED SOFFITS (AS OCCURS)
TRIM:	STUCCO OVER FOAM
	BRICK (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED TYPE
PORCH:	ARCHED SOFFITS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP
	W/ WINDOWS



ROOF PLAN

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

COLOR SCHEME 2
PLAN 2
"A" ELEVATION

River Village Detached
Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Oct 29, 2013

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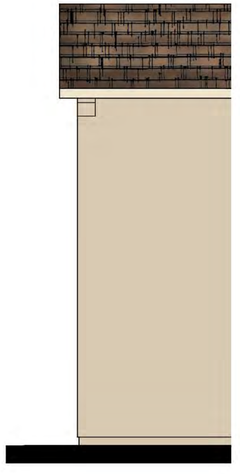
RIGHT ELEVATION
AT OPTIONAL VIEW LOTS

REAR ELEVATION
AT OPTIONAL VIEW LOTS

RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

COLOR SCHEME 2
PLAN 2
"A" ENHANCED ELEVATION

River Village Detached

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Oct 29, 2013

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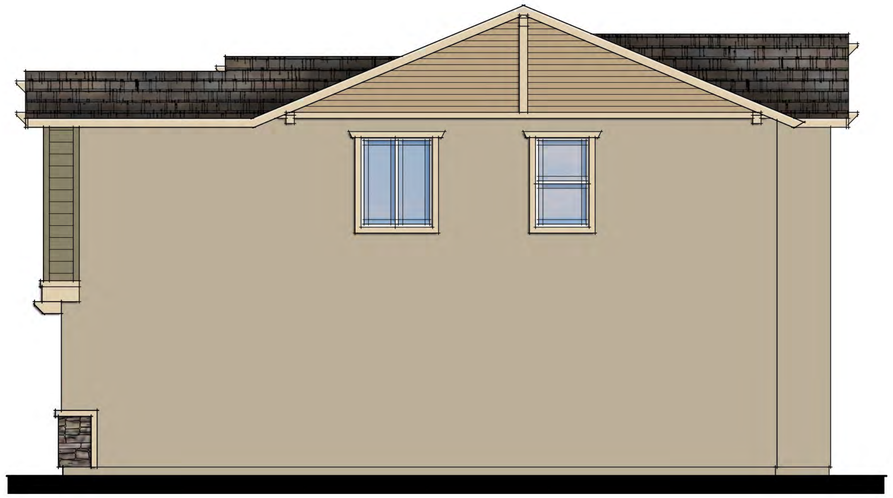


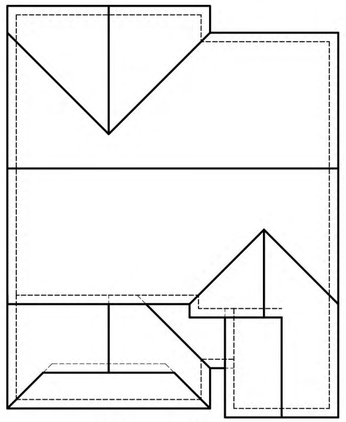
RIGHT ELEVATION

"CRAFTSMAN"

ROOF:	CONCRETE FLAT TILE
EAVES:	WOOD
GABLE:	SIDING W/ CORBELS
WALL:	STUCCO
	LAP SIDING (AS OCCURS)
	STONE VENEER (AS OCCURS)
TRIM:	STUCCO OVER SHAPED FOAM
WINDOWS:	MULTI-PANED
SHUTTER:	PLANK TYPE
PORCH:	
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

REAR ELEVATION

LEFT ELEVATION



ROOF PLAN

FRONT ELEVATION

SCHEME 5
PLAN 2
"B" ELEVATION

River Village Detached
Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

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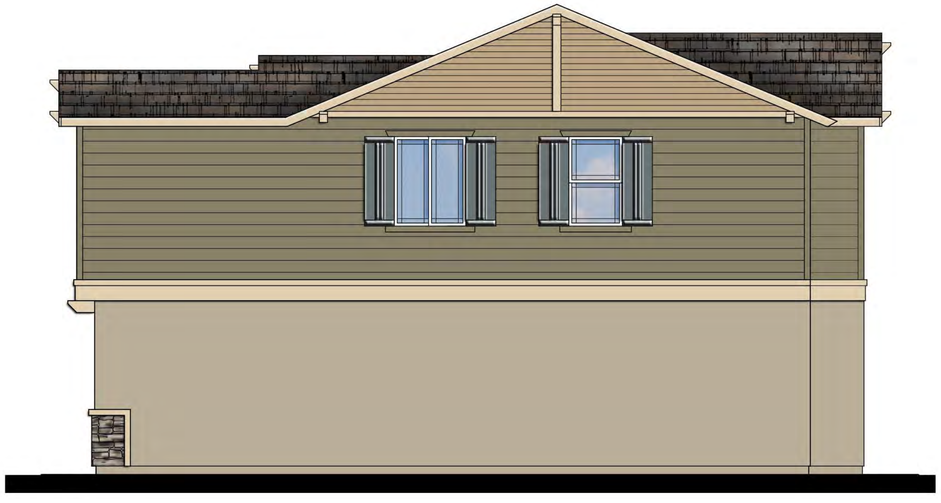
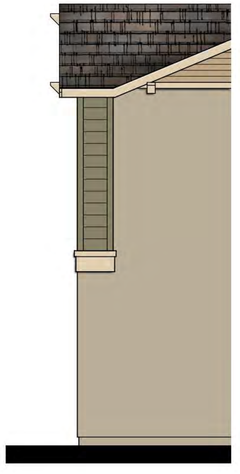
RIGHT ELEVATION
AT OPTIONAL VIEW LOTS

REAR ELEVATION
AT OPTIONAL VIEW LOTS



RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

COLOR SCHEME 5
PLAN 2
"B" ENHANCED ELEVATION

River Village Detached

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Oct 29, 2013

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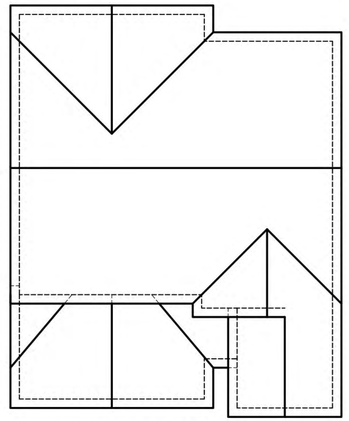
RIGHT ELEVATION

LEFT ELEVATION

"FARMHOUSE"

ROOF:	CONCRETE FLAT TILE
EAVES:	WOOD
GABLE:	BOARD AND BATTEN
WALL:	STUCCO
	BOARD AND BATTEN
	BRICK VENEER
TRIM:	STUCCO OVER SHAPED FOAM
WINDOWS:	MULTI-PANED
SHUTTER:	PLANK TYPE
PORCH:	WOOD POST AND BEAMS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS



ROOF PLAN

REAR ELEVATION

FRONT ELEVATION

COLOR SCHEME 8

PLAN 2

"C" ELEVATION

River Village Detached

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Nov 13, 2013

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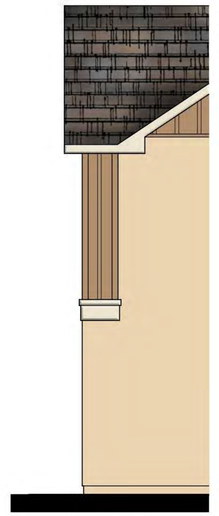
RIGHT ELEVATION
AT OPTIONAL VIEW LOTS

REAR ELEVATION
AT OPTIONAL VIEW LOTS

RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

COLOR SCHEME 8
PLAN 2
"C" ENHANCED ELEVATION

River Village Detached
Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
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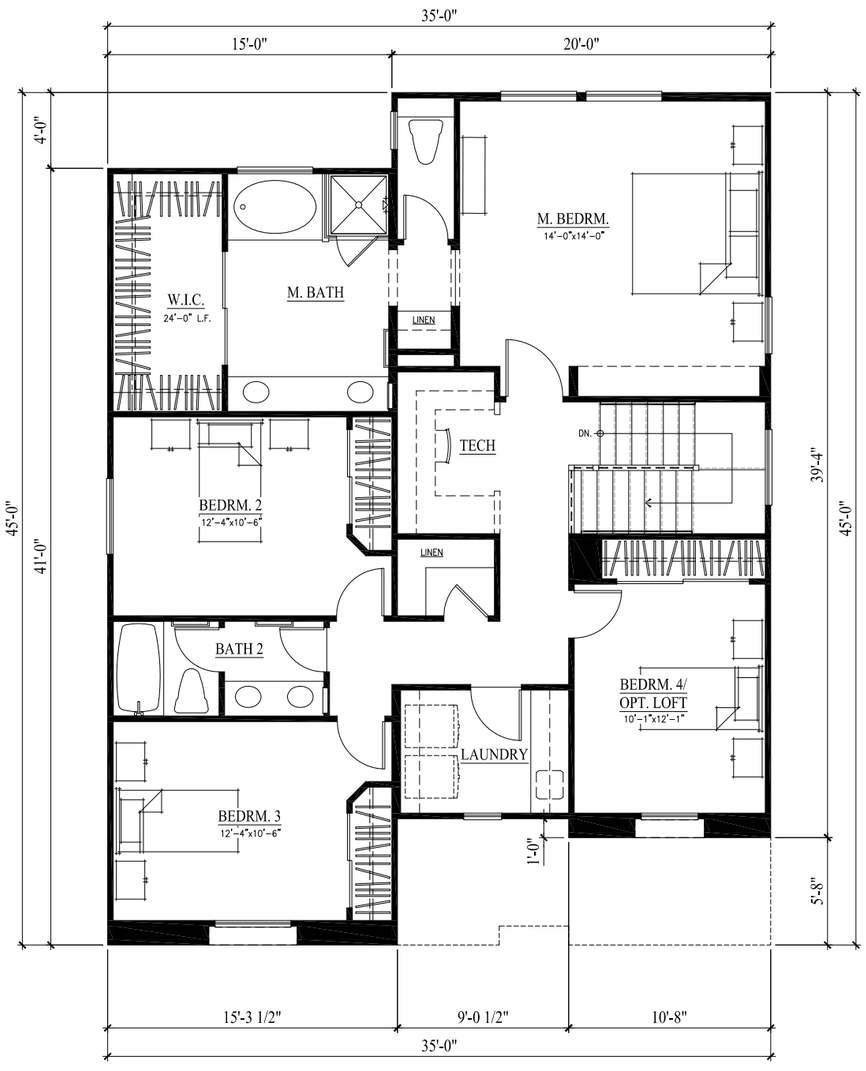

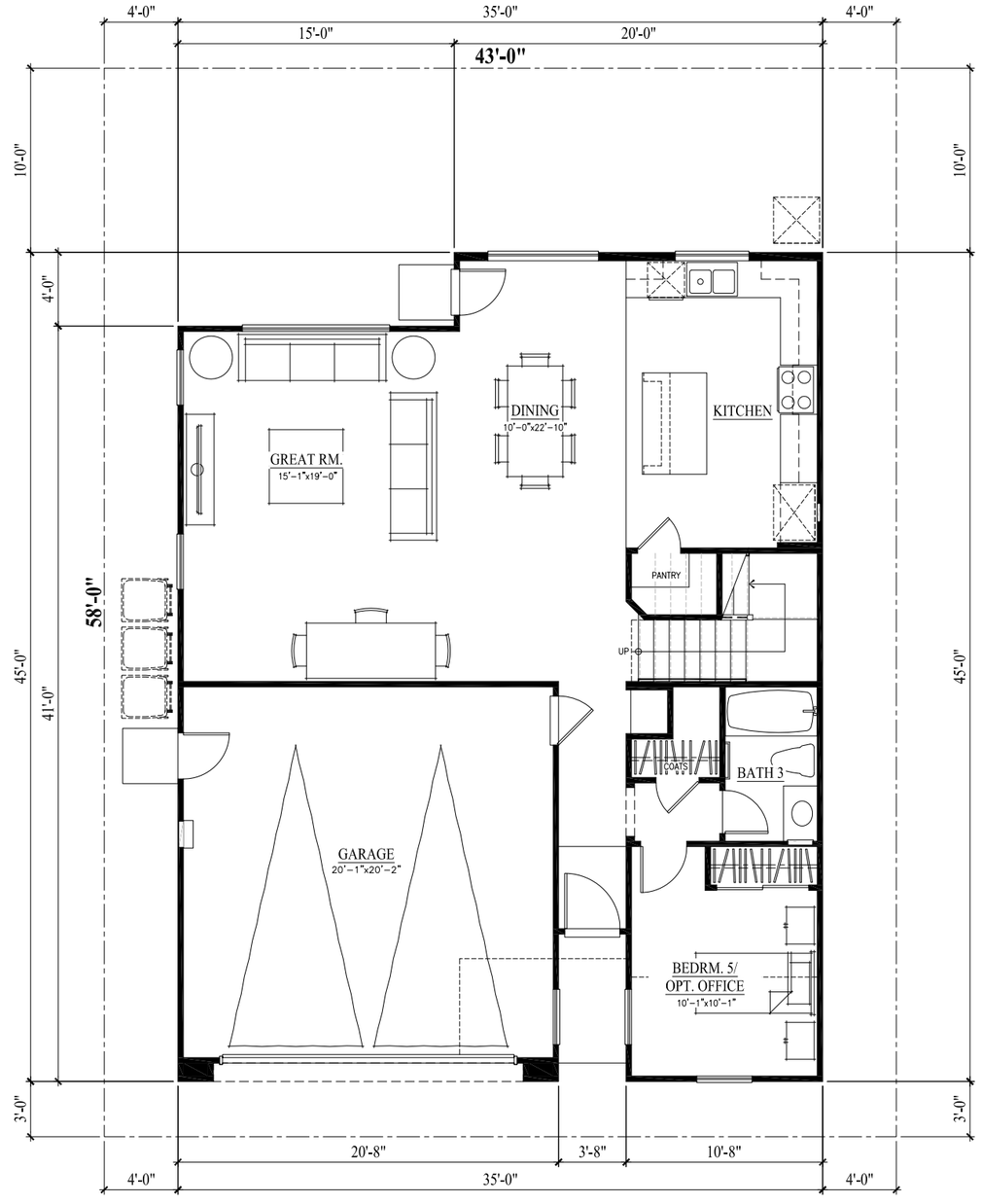

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,047 SQ. FT.
SECOND FLOOR AREA	1,302 SQ. FT.
TOTAL DWELLING	2,349 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	418 SQ. FT.
PORCH	18 SQ. FT.

SECOND FLOOR PLAN
9'-0" CEILING

PLAN 3
FLOOR PLAN

FIRST FLOOR PLAN
9'-0" CEILING

River Village Detached
Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Nov 01, 2013

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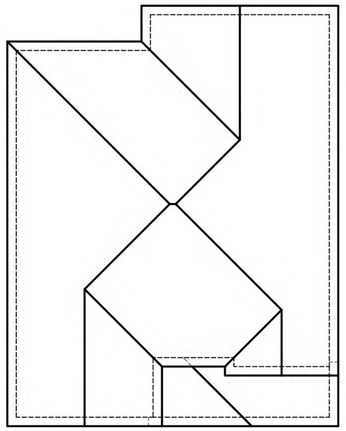
RIGHT ELEVATION

"COTTAGE"

ROOF:	CONCRETE FLAT 'SLATE' TILE
EAVES:	WOOD
GABLE:	SIDING
WALL:	STUCCO
	ARCHED SOFFITS (AS OCCURS)
TRIM:	STUCCO OVER FOAM
	BRICK (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED TYPE
PORCH:	ARCHED SOFFITS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP
	W/ WINDOWS

REAR ELEVATION

LEFT ELEVATION



ROOF PLAN

FRONT ELEVATION

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Oct 29, 2013

COLOR SCHEME 3
PLAN 3
"A" ELEVATION

River Village Detached
Santa Clarita, CA

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RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

Beazer Homes
A HIGHER MEASURE OF HOME

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Date: Oct 29, 2013

COLOR SCHEME 3
PLAN 3
"A" ENHANCED ELEVATION

River Village Detached
Santa Clarita, CA

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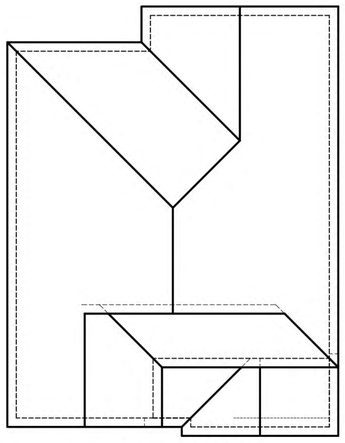
RIGHT ELEVATION

"CRAFTSMAN"

ROOF:	CONCRETE FLAT TILE
EAVES:	WOOD
GABLE:	SIDING W/ CORBELS
WALL:	STUCCO
	LAP SIDING (AS OCCURS)
	STONE VENEER (AS OCCURS)
TRIM:	STUCCO OVER SHAPED FOAM
WINDOWS:	MULTI-PANED
SHUTTER:	PLANK TYPE
PORCH:	
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

REAR ELEVATION

LEFT ELEVATION



ROOF PLAN

FRONT ELEVATION

COLOR SCHEME 6

PLAN 3

"B" ELEVATION

River Village Detached

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Oct 29, 2013

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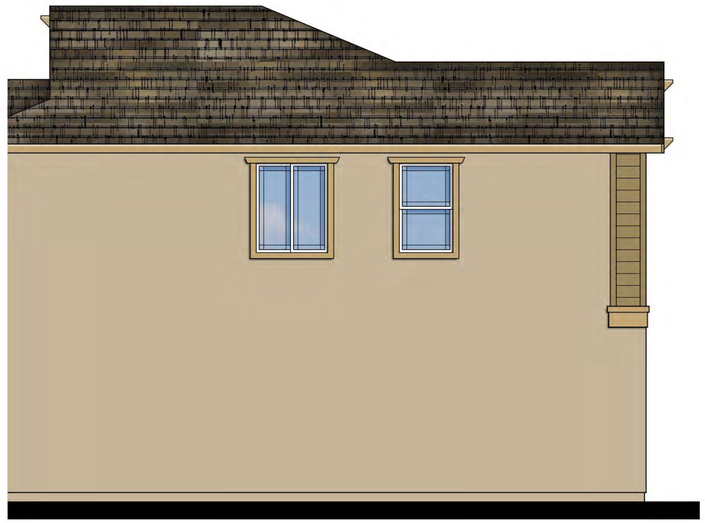

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

COLOR SCHEME 6

PLAN 3

"B" ENHANCED ELEVATION

River Village Detached

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

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Date: Oct 29, 2013

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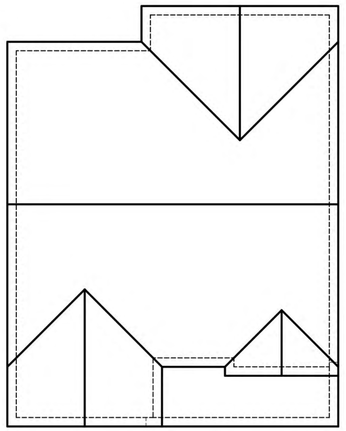
RIGHT ELEVATION

"FARMHOUSE"

ROOF:	CONCRETE FLAT TILE
EAVES:	WOOD
GABLE:	BOARD AND BATTEN
WALL:	STUCCO
	BOARD AND BATTEN
	BRICK VENEER
TRIM:	STUCCO OVER SHAPED FOAM
WINDOWS:	MULTI-PANED
SHUTTER:	PLANK TYPE
PORCH:	WOOD POST AND BEAMS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS



ROOF PLAN

REAR ELEVATION

LEFT ELEVATION

FRONT ELEVATION

COLOR SCHEME 9

PLAN 3

"C" ELEVATION

River Village Detached

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Oct 30, 2013

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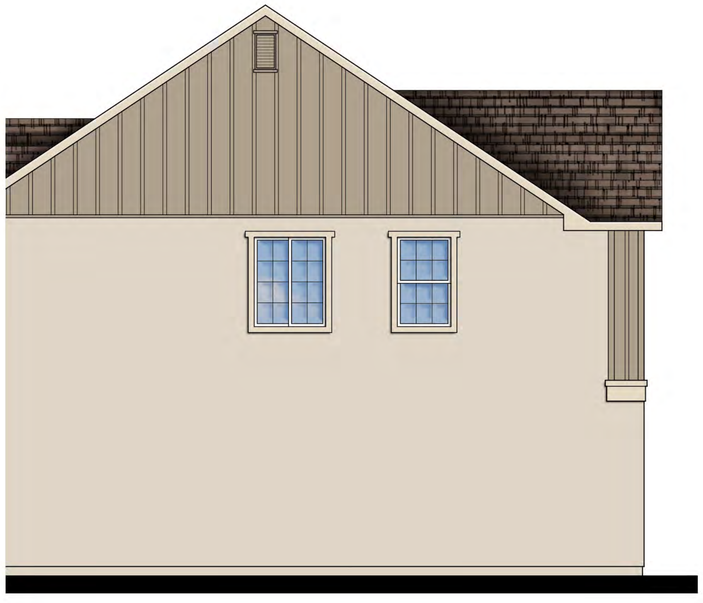

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13031
Date: Oct 29, 2013

COLOR SCHEME 9
PLAN 3
"C" ENHANCED ELEVATION

River Village Detached
Santa Clarita, CA

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RIVER VILLAGE

2 - STORY TOWNHOMES

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: May 05, 2014

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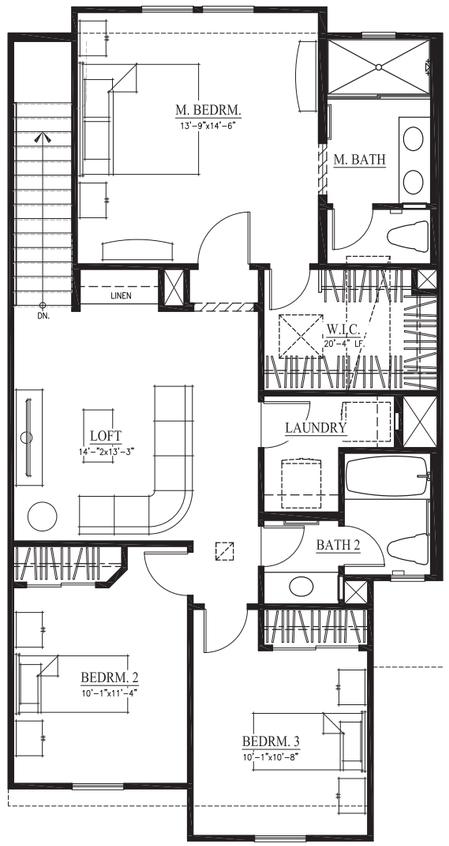
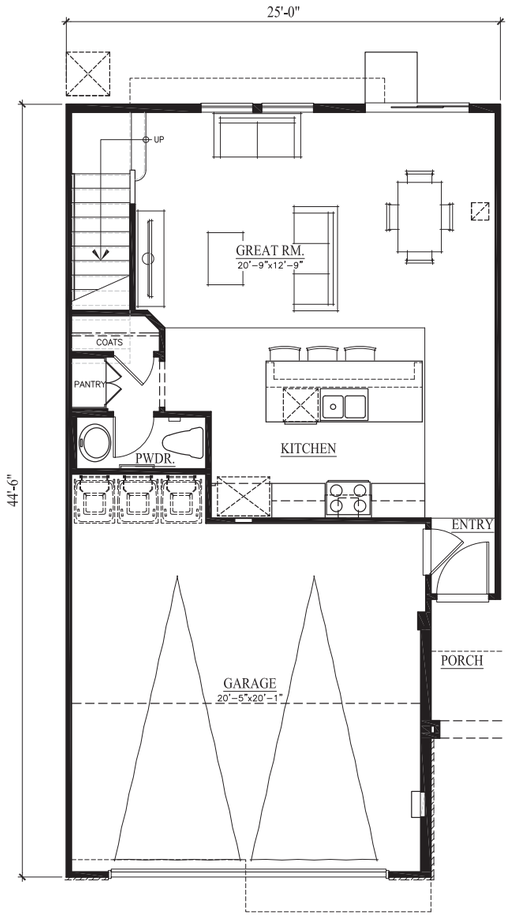


SECOND FLOOR PLAN
9'-0" CEILING

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	599 SQ. FT.
SECOND FLOOR AREA	1036 SQ. FT.
TOTAL DWELLING	1635 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	449 SQ. FT.
PORCH "A" & "B"	32 SQ. FT.



FIRST FLOOR PLAN
9'-0" CEILING

UNIT 1
FLOOR PLAN

River Village 2 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: May 05, 2014

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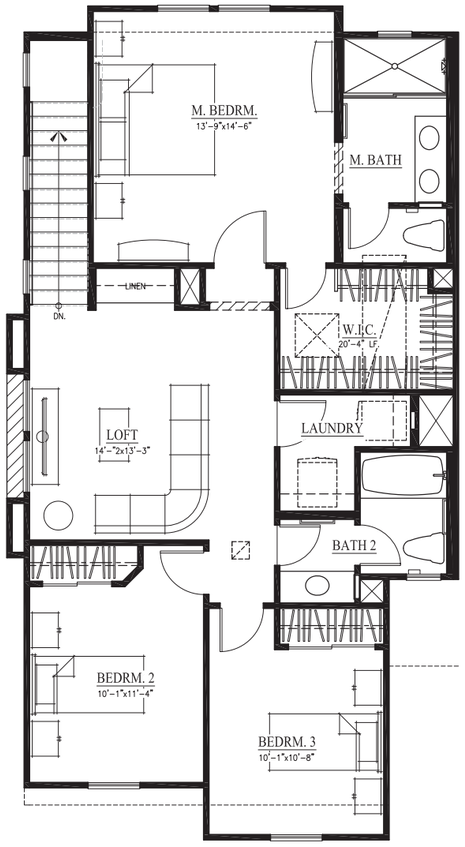
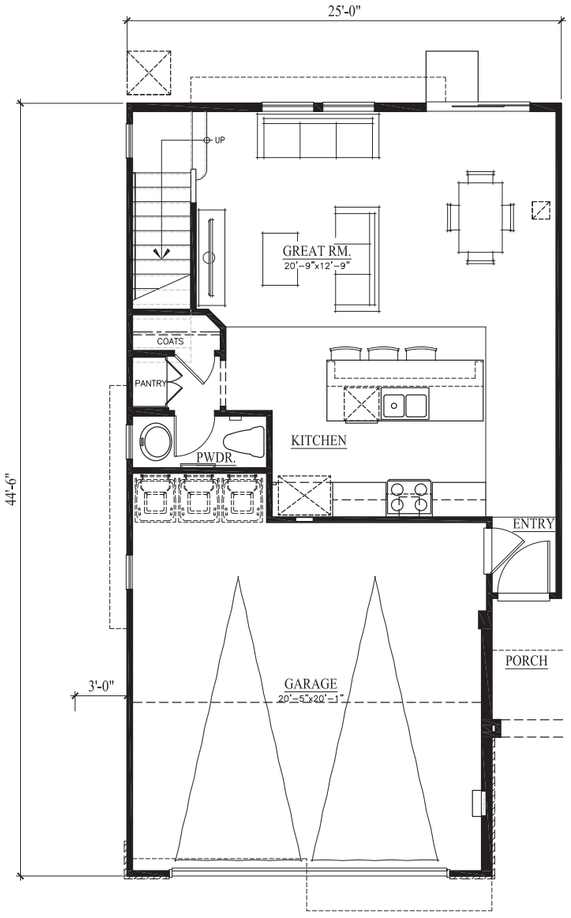


SECOND FLOOR PLAN
9'-0" CEILING

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	599 SQ. FT.
SECOND FLOOR AREA	1036 SQ. FT.
TOTAL DWELLING	1635 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	449 SQ. FT.
PORCH "A" & "B"	32 SQ. FT.



FIRST FLOOR PLAN
9'-0" CEILING

UNIT 1X
FLOOR PLAN

River Village 2 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: May 05, 2014

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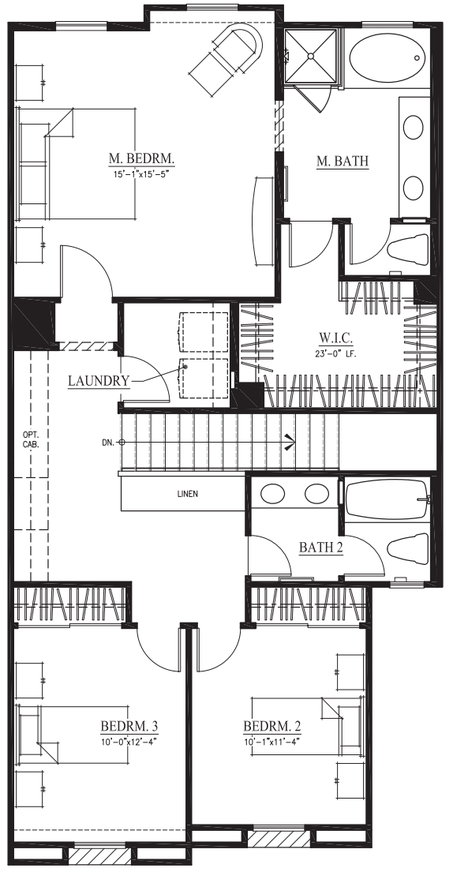
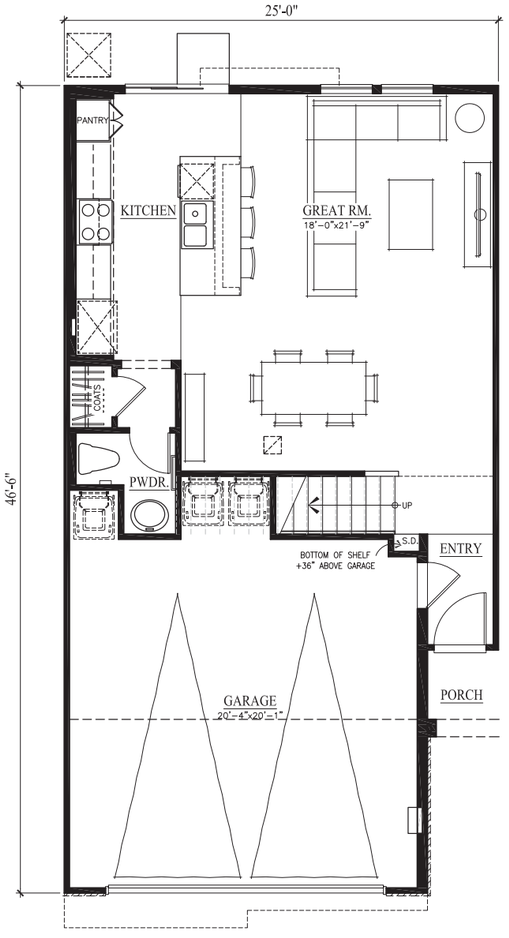


SECOND FLOOR PLAN
9'-0" CEILING



FIRST FLOOR PLAN
9'-0" CEILING

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	653 SQ. FT.
SECOND FLOOR AREA	1068 SQ. FT.
TOTAL DWELLING	1721 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.
PORCH "A" & "B"	20 SQ. FT.

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: May 05, 2014

UNIT 2
FLOOR PLAN

River Village 2 Story Townhomes

Santa Clarita, CA

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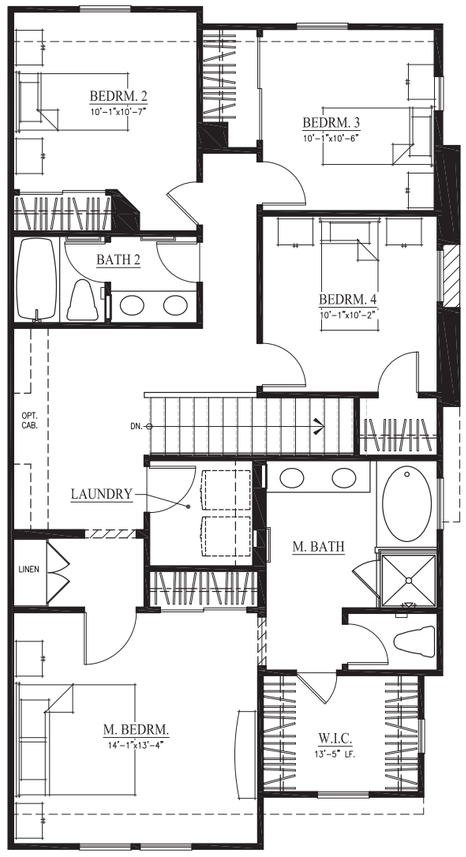
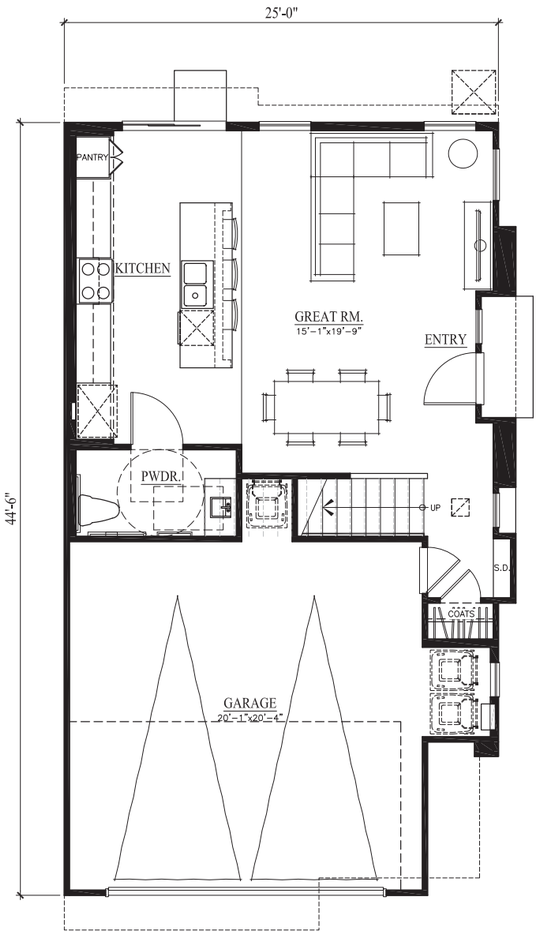


SECOND FLOOR PLAN
9'-0" CEILING



FIRST FLOOR PLAN
9'-0" CEILING

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	611 SQ. FT.
SECOND FLOOR AREA	1121 SQ. FT.
TOTAL DWELLING	1732 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH "A" & "B"	14 SQ. FT.

UNIT 3
FLOOR PLAN

River Village 2 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: May 05, 2014

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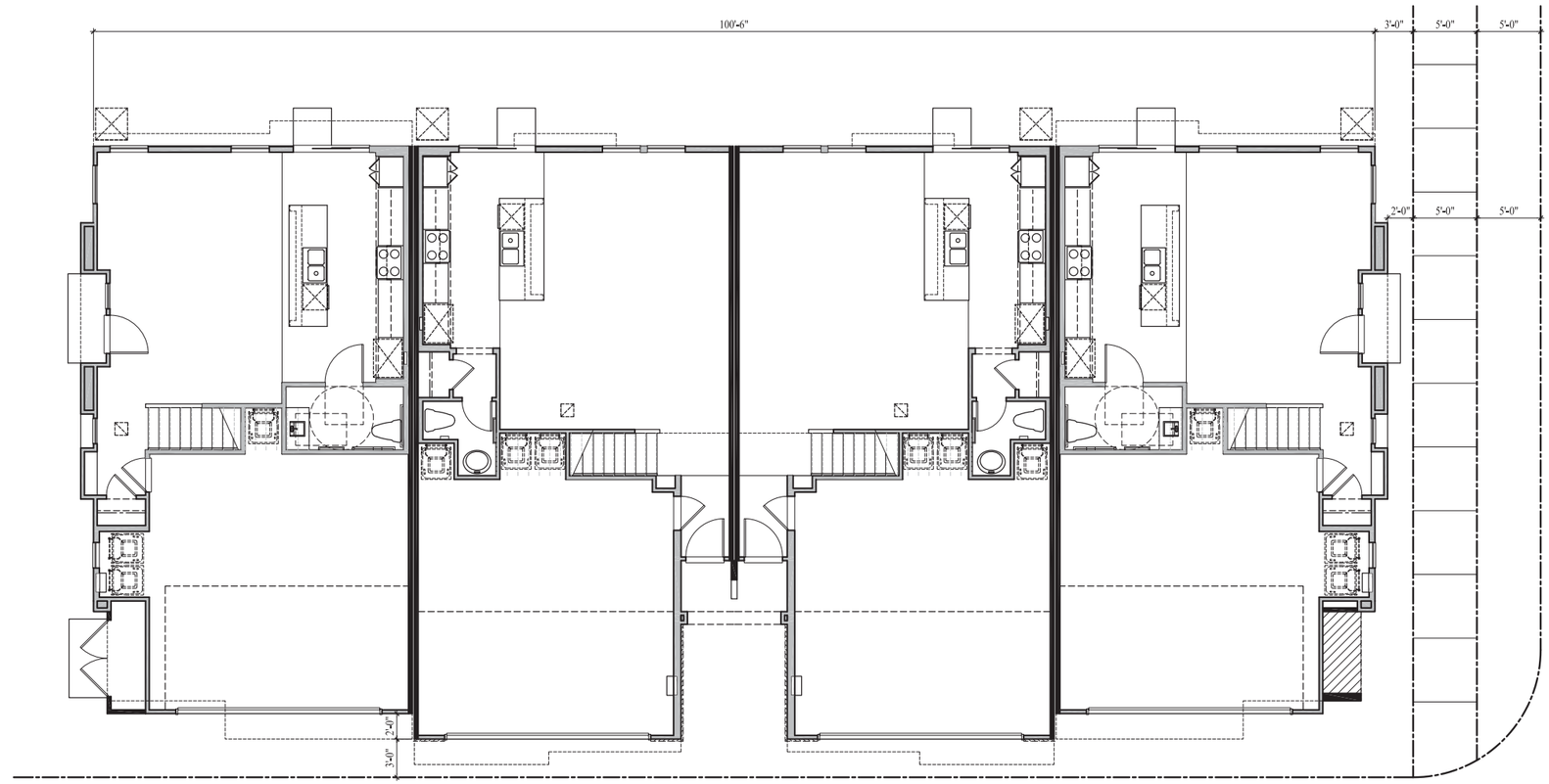

UNIT 3R

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	611 SQ. FT.
SECOND FLOOR AREA	1121 SQ. FT.
TOTAL DWELLING	1732 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH "A" & "B"	14 SQ. FT.

UNIT 2

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	653 SQ. FT.
SECOND FLOOR AREA	1068 SQ. FT.
TOTAL DWELLING	1721 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.
PORCH "A" & "B"	20 SQ. FT.

UNIT 2R

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	653 SQ. FT.
SECOND FLOOR AREA	1068 SQ. FT.
TOTAL DWELLING	1721 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.
PORCH "A" & "B"	20 SQ. FT.

UNIT 3

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	611 SQ. FT.
SECOND FLOOR AREA	1121 SQ. FT.
TOTAL DWELLING	1732 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH "A" & "B"	14 SQ. FT.

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FIRST FLOOR PLAN
4 PLEX

River Village 2 Story Townhomes

Santa Clarita, CA

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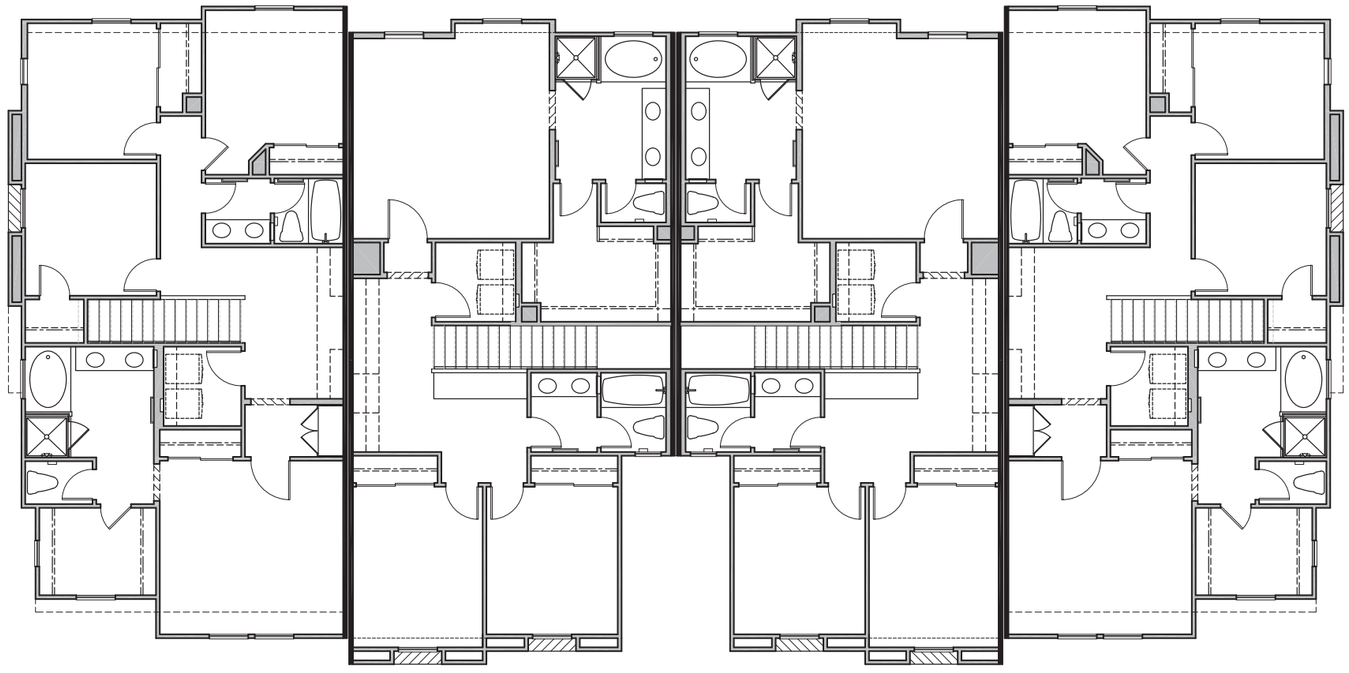

UNIT 3R UNIT 2 UNIT 2R UNIT 3

SECOND FLOOR PLAN
4 PLEX

River Village 2 Story Townhomes

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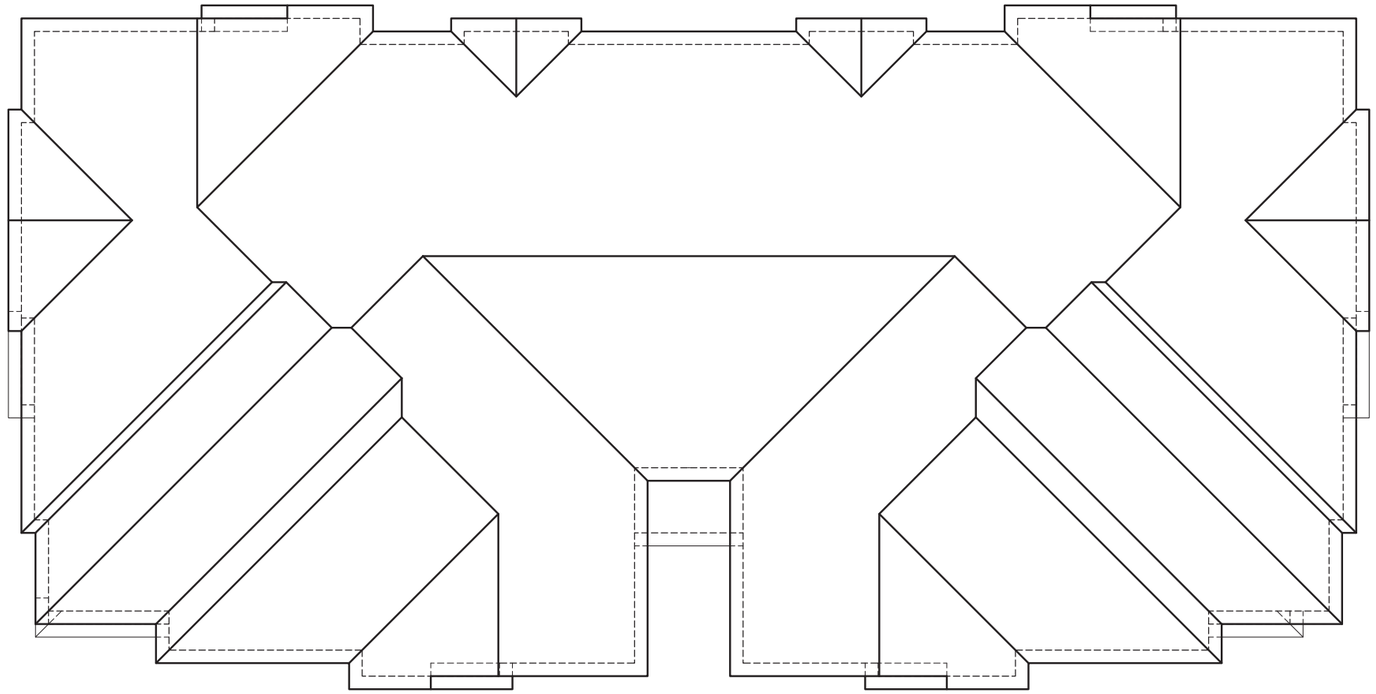

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COTTAGE
ROOF PLAN
4 PLEX

River Village 2 Story Townhomes

Santa Clarita, CA

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UNIT 3 UNIT 2R UNIT 2 UNIT 3R

REAR ELEVATION

UNIT 3R UNIT 2 UNIT 2R UNIT 3

COLOR SCHEME 1

FRONT ELEVATION

4 PLEX - "A" ELEVATION - COTTAGE

River Village 2 Story Townhomes

Santa Clarita, CA

MATERIAL SCHEDULE (COTTAGE):

ROOF:	CONCRETE FLAT 'SLATE' TILE
EAVES:	WOOD
GABLE:	SIDING
WALL:	STUCCO ARCHED SOFFITS (AS OCCURS)
TRIM:	STUCCO OVER FOAM BRICK (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED TYPE
PORCH:	ARCHED SOFFIT
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

Beazer Homes
A HIGHER MEASURE OF HOME

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UNIT 3 UNIT 2R UNIT 2 UNIT 3R

REAR ELEVATION

UNIT 3R UNIT 2 UNIT 2R UNIT 3

FRONT ELEVATION **COLOR SCHEME 1**

"A" ELEVATION - COTTAGE

4 PLEX

MATERIAL SCHEDULE (COTTAGE):

ROOF:	CONCRETE FLAT 'SLATE' TILE
EAVES:	WOOD
GABLE:	SIDING
WALL:	STUCCO ARCHED SOFFITS (AS OCCURS)
TRIM:	STUCCO OVER FOAM BRICK (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED TYPE
PORCH:	ARCHED SOFFIT
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

***REAR ENHANCEMENT AT BLG 1**

River Village 2 Story Townhomes

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UNIT 3R - RIGHT ELEVATION

UNIT 3 - LEFT ELEVATION

COLOR SCHEME 1

4 PLEX - "A" ELEVATION - COTTAGE

MATERIAL SCHEDULE (COTTAGE):

ROOF:	CONCRETE FLAT 'SLATE' TILE
EAVES:	WOOD
GABLE:	SIDING
WALL:	STUCCO ARCHED SOFFITS (AS OCCURS)
TRIM:	STUCCO OVER FOAM BRICK (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED TYPE
PORCH:	ARCHED SOFFIT
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

River Village 2 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: March 31, 2014

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UNIT 3 UNIT 2R UNIT 2 UNIT 3R

REAR ELEVATION

MATERIAL SCHEDULE (CRAFTSMAN):

ROOF:	CONCRETE FLAT 'SHAKE' TILE
EAVES:	WOOD
GABLE:	SIDING W/ CORBELS
WALL:	STUCCO LAP SIDING (AS OCCURS)
TRIM:	STUCCO OVER SHAPED FOAM POT SHELF (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
PORCH:	
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

UNIT 3R UNIT 2 UNIT 2R UNIT 3

COLOR SCHEME 3

FRONT ELEVATION

4 PLEX - "B" ELEVATION - CRAFTSMAN

River Village 2 Story Townhomes

Santa Clarita, CA

Beazer Homes
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UNIT 3 UNIT 2R UNIT 2 UNIT 3R

REAR ELEVATION

MATERIAL SCHEDULE (CRAFTSMAN):

ROOF:	CONCRETE FLAT 'SHAKE' TILE
EAVES:	WOOD
GABLE:	SIDING W/ CORBELS
WALL:	STUCCO LAP SIDING (AS OCCURS)
TRIM:	STUCCO OVER SHAPED FOAM POT SHELF (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
PORCH:	
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

UNIT 3R UNIT 2 UNIT 2R UNIT 3

FRONT ELEVATION COLOR SCHEME 3

"B" ELEVATION - CRAFTSMAN

4 PLEX

*REAR ENHANCEMENT AT BLG 8

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UNIT 3R

RIGHT ELEVATION

COLOR SCHEME 3

UNIT 3 - LEFT ELEVATION

4 PLEX - "B" ELEVATION - CRAFTSMAN

MATERIAL SCHEDULE (CRAFTSMAN):

ROOF:	CONCRETE FLAT
	'SHAKE' TILE
EAVES:	WOOD
GABLE:	SIDING W/ CORBELS
WALL:	STUCCO
	LAP SIDING (AS OCCURS)
TRIM:	STUCCO OVER
	SHAPED FOAM
	POT SHELF (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
PORCH:	
GARAGE DOOR:	STYLE SPECIFIC METAL
	ROLL-UP W/ WINDOWS

River Village 2 Story Townhomes

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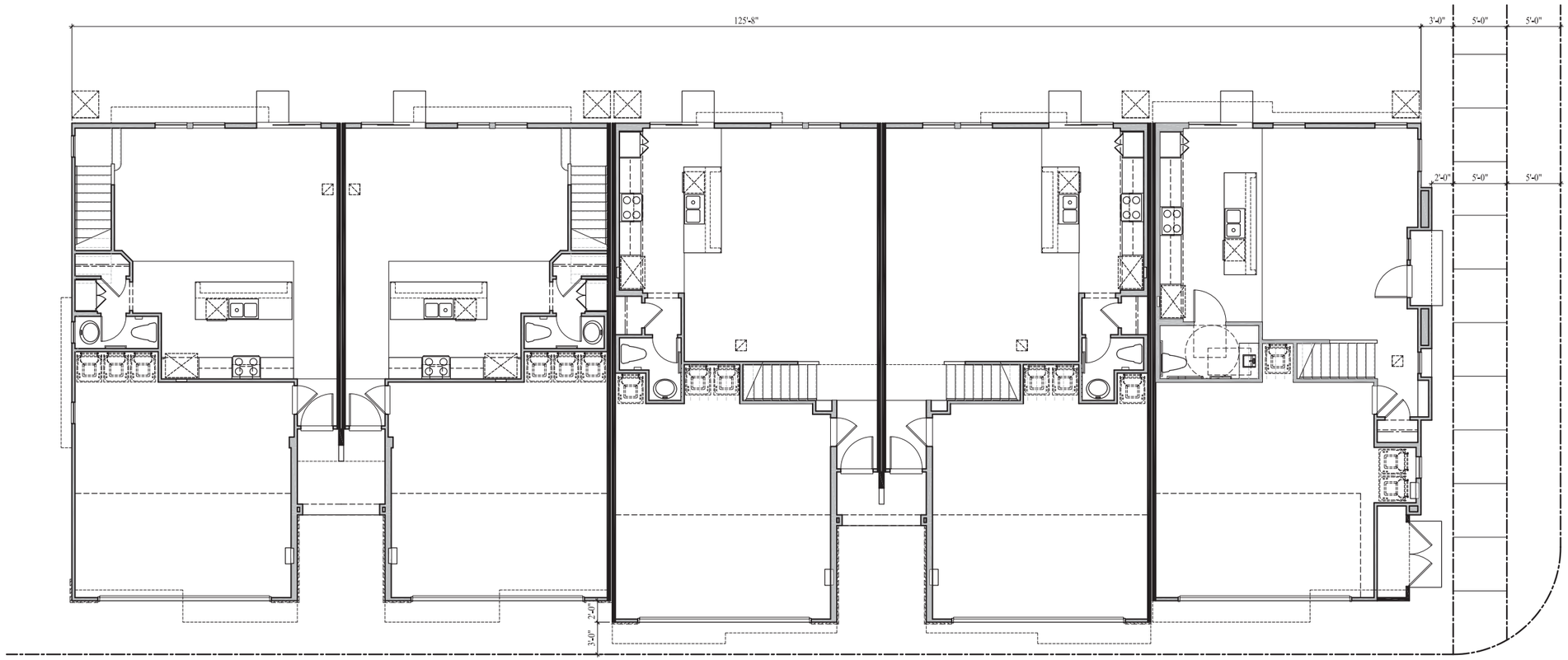

UNIT 1X

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	599 SQ. FT.
SECOND FLOOR AREA	1036 SQ. FT.
TOTAL DWELLING	1635 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	449 SQ. FT.
PORCH "A" & "B"	32 SQ. FT.

UNIT 1R

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	599 SQ. FT.
SECOND FLOOR AREA	1036 SQ. FT.
TOTAL DWELLING	1635 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	449 SQ. FT.
PORCH "A" & "B"	32 SQ. FT.

UNIT 2

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	653 SQ. FT.
SECOND FLOOR AREA	1068 SQ. FT.
TOTAL DWELLING	1721 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.
PORCH "A" & "B"	20 SQ. FT.

UNIT 2R

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	653 SQ. FT.
SECOND FLOOR AREA	1068 SQ. FT.
TOTAL DWELLING	1721 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.
PORCH "A" & "B"	20 SQ. FT.

UNIT 3

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	611 SQ. FT.
SECOND FLOOR AREA	1121 SQ. FT.
TOTAL DWELLING	1732 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH "A" & "B"	14 SQ. FT.

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: May 05, 2014

FIRST FLOOR PLAN
5 PLEX

River Village 2 Story Townhomes

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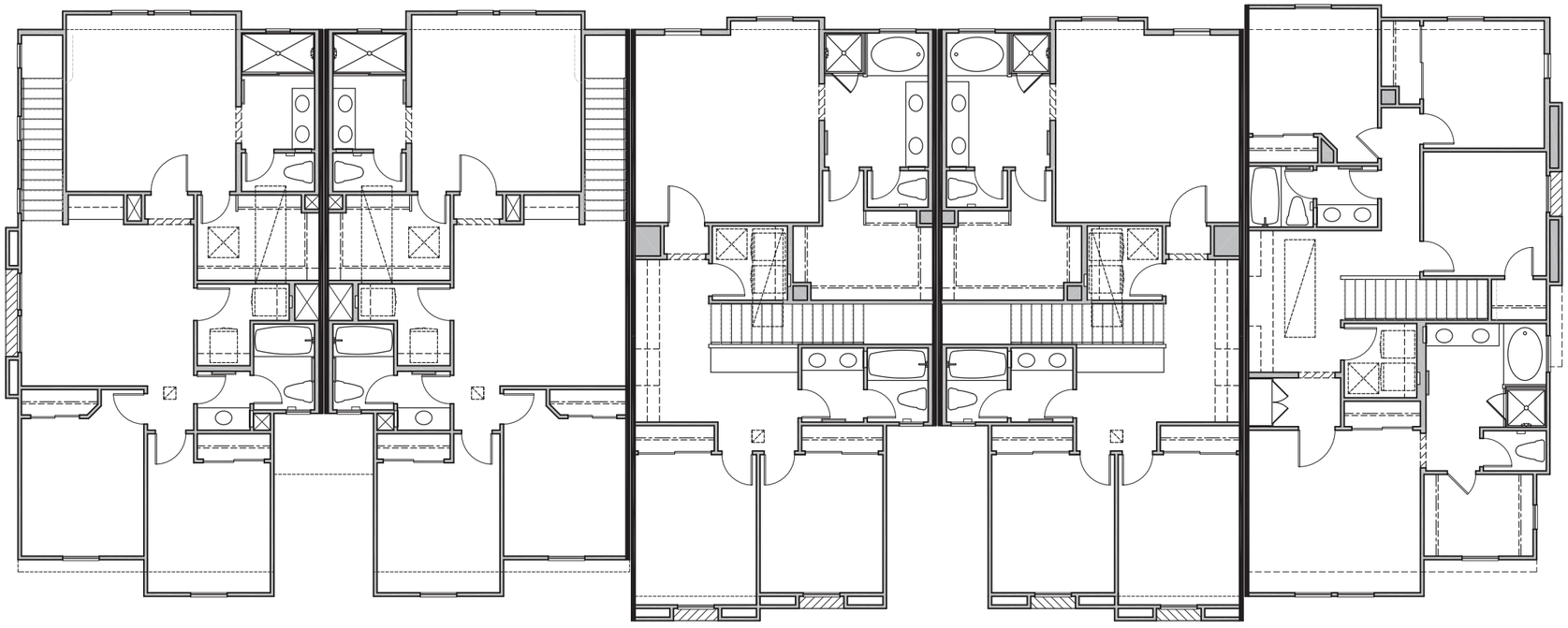

UNIT 1X | UNIT 1R | UNIT 2 | UNIT 2R | UNIT 3

SECOND FLOOR PLAN

5 PLEX

River Village 2 Story Townhomes

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Beazer Homes
A HIGHER MEASURE OF HOME

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Date: May 05, 2014

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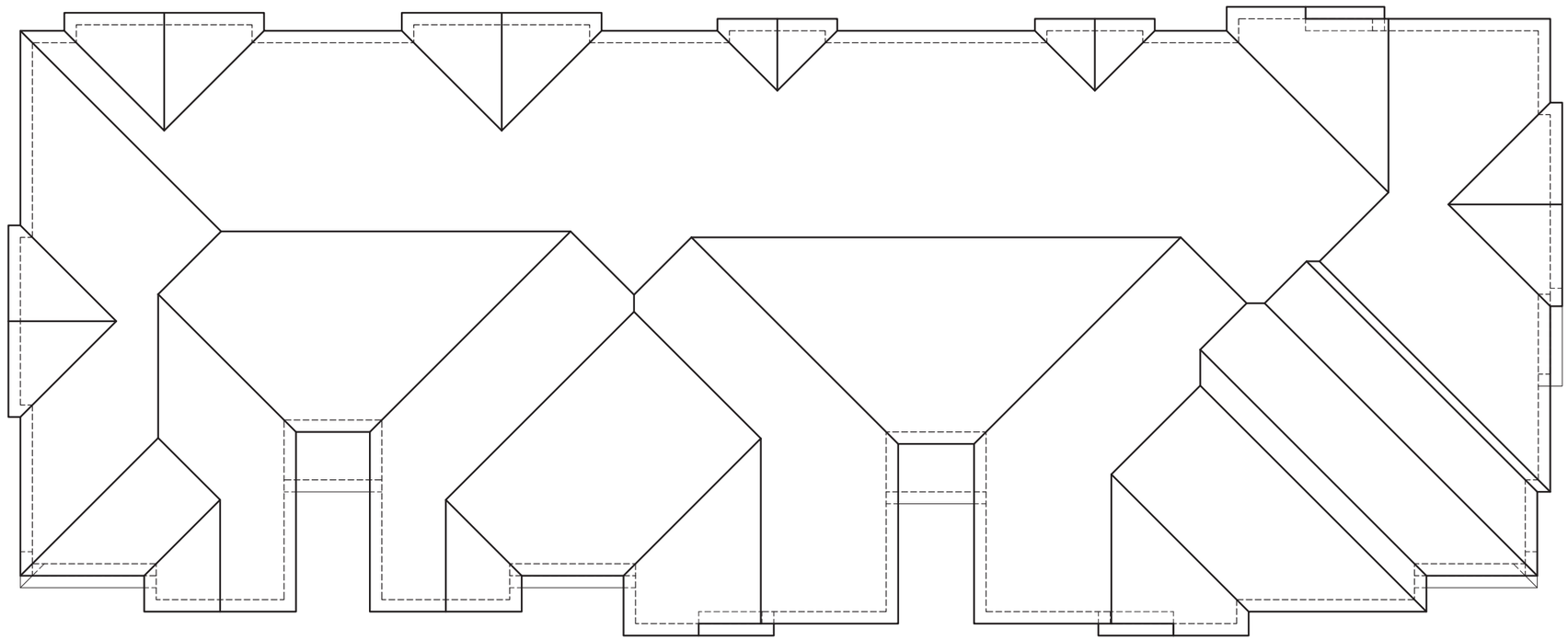

COTTAGE
ROOF PLAN
5 PLEX

River Village 2 Story Townhomes

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Beazer Homes
A HIGHER MEASURE OF HOME

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UNIT 3 UNIT 1R UNIT 2 UNIT 2R UNIT 1X

REAR ELEVATION

MATERIAL SCHEDULE (COTTAGE):

ROOF:	CONCRETE FLAT 'SLATE' TILE
EAVES:	WOOD
GABLE:	SIDING
WALL:	STUCCO ARCHED SOFFITS (AS OCCURS)
TRIM:	STUCCO OVER FOAM BRICK (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED TYPE
PORCH:	ARCHED SOFFIT
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

UNIT 1X UNIT 1R UNIT 2 UNIT 2R UNIT 3

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: March 31, 2014

COLOR SCHEME 2

FRONT ELEVATION

5 PLEX - "A" ELEVATION - COTTAGE

River Village 2 Story Townhomes

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UNIT 3
RIGHT ELEVATION

UNIT 1X
LEFT ELEVATION
COLOR SCHEME 2
5 PLEX - "A" ELEVATION - COTTAGE

MATERIAL SCHEDULE (COTTAGE):

ROOF:	CONCRETE FLAT 'SLATE' TILE
EAVES:	WOOD
GABLE:	SIDING
WALL:	STUCCO ARCHED SOFFITS (AS OCCURS)
TRIM:	STUCCO OVER FOAM BRICK (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED TYPE
PORCH:	ARCHED SOFFIT
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: March 31, 2014

River Village 2 Story Townhomes

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UNIT 3 UNIT 1R UNIT 2 UNIT 2R UNIT 1X

REAR ELEVATION

MATERIAL SCHEDULE (CRAFTSMAN):

ROOF:	CONCRETE FLAT 'SHAKE' TILE
EAVES:	WOOD
GABLE:	SIDING W/ CORBELS
WALL:	STUCCO LAP SIDING (AS OCCURS)
TRIM:	STUCCO OVER SHAPED FOAM POT SHELF (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
PORCH:	
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

UNIT 1X UNIT 1R UNIT 2 UNIT 2R UNIT 3

Beazer Homes
A HIGHER MEASURE OF HOME

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COLOR SCHEME 4

FRONT ELEVATION

5 PLEX - "B" ELEVATION - CRAFTSMAN

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UNIT 3
RIGHT ELEVATION

UNIT 1X

COLOR SCHEME 4
LEFT ELEVATION

5 PLEX - "B" ELEVATION - CRAFTSMAN

River Village 2 Story Townhomes

Santa Clarita, CA

MATERIAL SCHEDULE (CRAFTSMAN):

ROOF:	CONCRETE FLAT 'SHAKE' TILE
EAVES:	WOOD
GABLE:	SIDING W/ CORBELS
WALL:	STUCCO LAP SIDING (AS OCCURS)
TRIM:	STUCCO OVER SHAPED FOAM POT SHELF (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
PORCH:	
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
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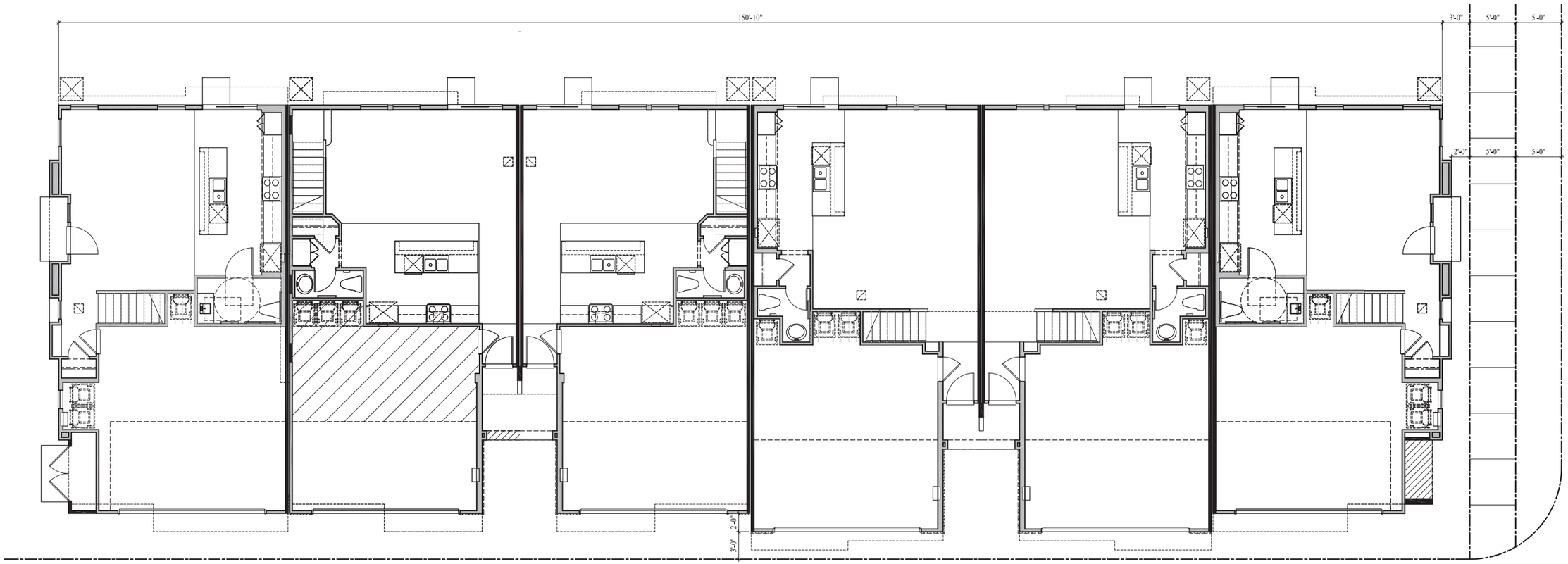

UNIT 3R

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	611 SQ. FT.
SECOND FLOOR AREA	1121 SQ. FT.
TOTAL DWELLING	1732 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH "A" & "B"	14 SQ. FT.

UNIT 1

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	599 SQ. FT.
SECOND FLOOR AREA	1036 SQ. FT.
TOTAL DWELLING	1635 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	449 SQ. FT.
PORCH "A" & "B"	32 SQ. FT.

UNIT 1R

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	599 SQ. FT.
SECOND FLOOR AREA	1036 SQ. FT.
TOTAL DWELLING	1635 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	449 SQ. FT.
PORCH "A" & "B"	32 SQ. FT.

UNIT 2

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	653 SQ. FT.
SECOND FLOOR AREA	1068 SQ. FT.
TOTAL DWELLING	1721 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.
PORCH "A" & "B"	20 SQ. FT.

UNIT 2R

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	653 SQ. FT.
SECOND FLOOR AREA	1068 SQ. FT.
TOTAL DWELLING	1721 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.
PORCH "A" & "B"	20 SQ. FT.

UNIT 3

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	611 SQ. FT.
SECOND FLOOR AREA	1121 SQ. FT.
TOTAL DWELLING	1732 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH "A" & "B"	14 SQ. FT.

Beazer Homes
A HIGHER MEASURE OF HOME

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Date: May 05, 2014

FIRST FLOOR PLAN
6 PLEX

River Village 2 Story Townhomes

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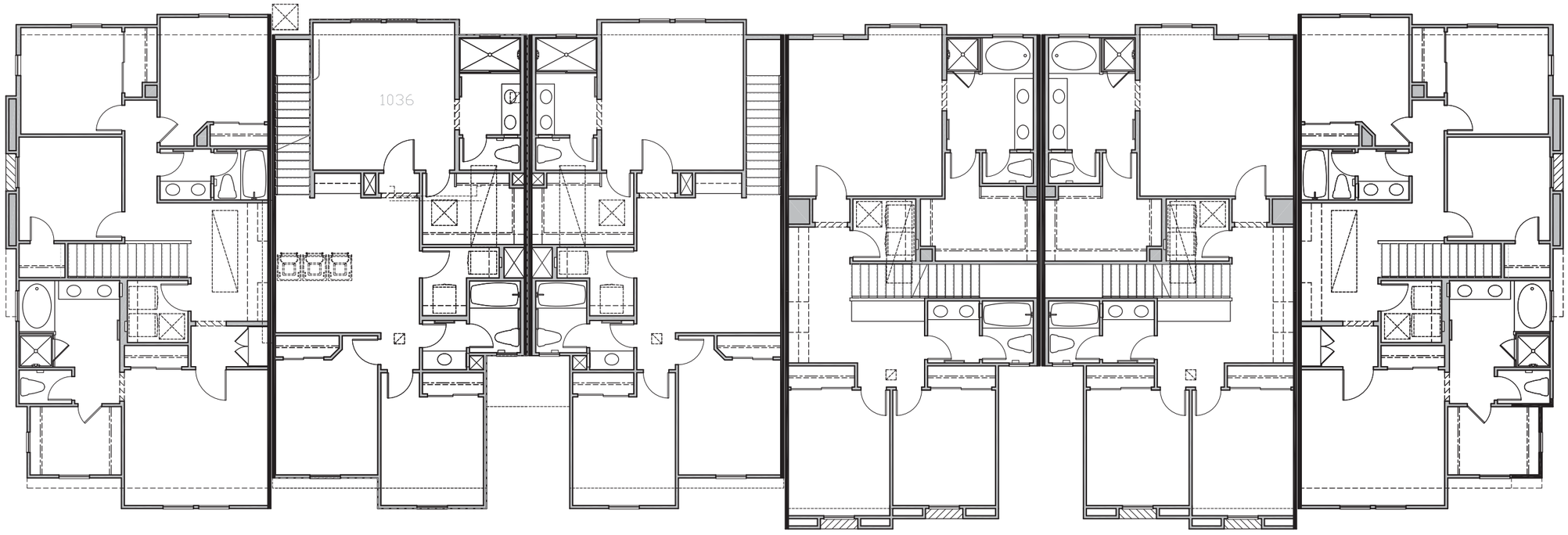

UNIT 3R | UNIT 1 | UNIT 1R | UNIT 2 | UNIT 2R | UNIT 3

Beazer Homes
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SECOND FLOOR PLAN
6 PLEX

River Village 2 Story Townhomes

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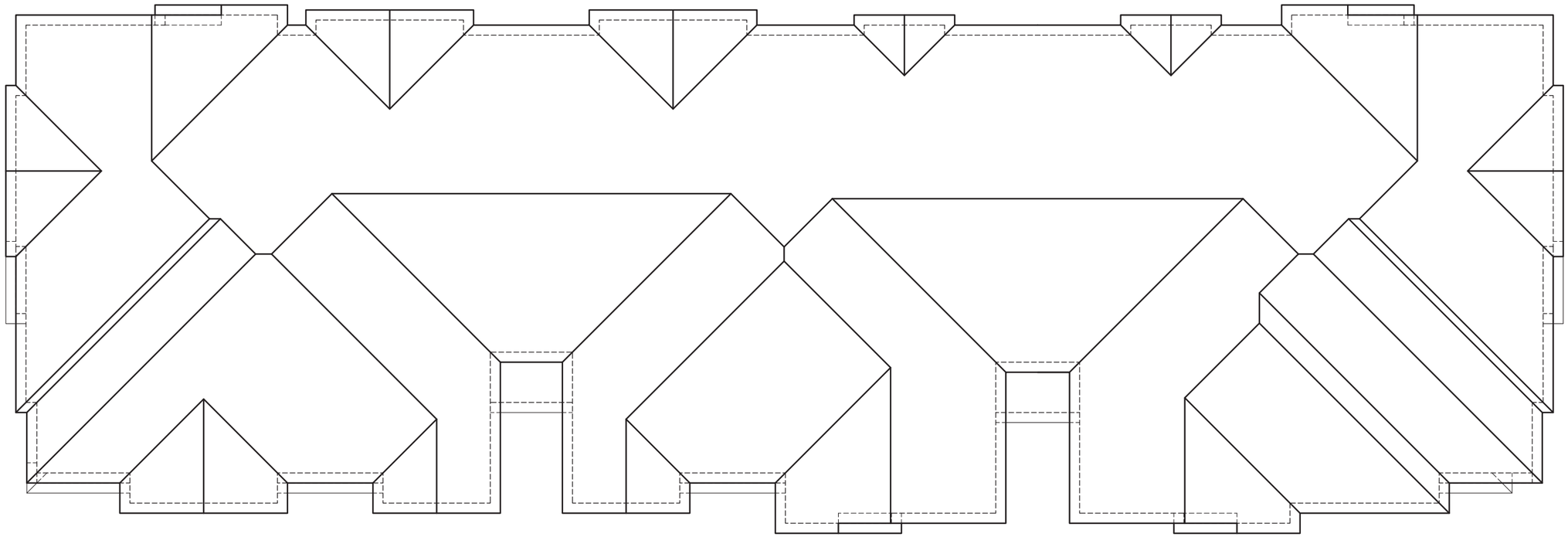

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: May 05, 2014

COTTAGE
ROOF PLAN
6 PLEX

River Village 2 Story Townhomes

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UNIT 3 UNIT 2R UNIT 2R UNIT 1R UNIT 1 UNIT 3R

REAR ELEVATION

MATERIAL SCHEDULE (COTTAGE):

ROOF:	CONCRETE FLAT 'SLATE' TILE
EAVES:	WOOD
GABLE:	SIDING
WALL:	STUCCO ARCHED SOFFITS (AS OCCURS)
TRIM:	STUCCO OVER FOAM BRICK (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED TYPE
PORCH:	ARCHED SOFFIT
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

UNIT 3R UNIT 1 UNIT 1R UNIT 2 UNIT 2R UNIT 3

FRONT ELEVATION

COLOR SCHEME 1

6 PLEX - "A" ELEVATION - COTTAGE

River Village 2 Story Townhomes

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UNIT 3 UNIT 2R UNIT 2R UNIT 1R UNIT 1 UNIT 3R

REAR ELEVATION

MATERIAL SCHEDULE (COTTAGE):

ROOF:	CONCRETE FLAT 'SLATE' TILE
EAVES:	WOOD
GABLE:	SIDING
WALL:	STUCCO ARCHED SOFFITS (AS OCCURS)
TRIM:	STUCCO OVER FOAM BRICK (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED TYPE
PORCH:	ARCHED SOFFIT
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

UNIT 3R UNIT 1 UNIT 1R UNIT 2 UNIT 2R UNIT 3

FRONT ELEVATION **COLOR SCHEME 1**

"A" ELEVATION - COTTAGE

6 PLEX

River Village 2 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

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* REAR ENHANCEMENT AT BLG. 9

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UNIT 3
RIGHT ELEVATION

UNIT 3R
LEFT ELEVATION

MATERIAL SCHEDULE (COTTAGE):

ROOF:	CONCRETE FLAT 'SLATE' TILE
EAVES:	WOOD
GABLE:	SIDING
WALL:	STUCCO ARCHED SOFFITS (AS OCCURS)
TRIM:	STUCCO OVER FOAM BRICK (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED TYPE
PORCH:	ARCHED SOFFIT
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

COLOR SCHEME 1

6 PLEX-"A" ELEVATION - COTTAGE

River Village 2 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: March 31, 2014

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UNIT 3 UNIT 2R UNIT 2R UNIT 1R UNIT 1 UNIT 3R

REAR ELEVATION

MATERIAL SCHEDULE (CRAFTSMAN):

ROOF:	CONCRETE FLAT 'SHAKE' TILE
EAVES:	WOOD
GABLE:	SIDING W/ CORBELS
WALL:	STUCCO
TRIM:	LAP SIDING (AS OCCURS) STUCCO OVER SHAPED FOAM POT SHELF (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
PORCH:	
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

UNIT 3R UNIT 1 UNIT 1R UNIT 2 UNIT 2R UNIT 3

FRONT ELEVATION

COLOR SCHEME 3

6 PLEX - "B" ELEVATION - CRAFTSMAN

River Village 2 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: Oct 28, 2013

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UNIT 3 UNIT 2R UNIT 2R UNIT 1R UNIT 1 UNIT 3R

REAR ELEVATION

MATERIAL SCHEDULE (CRAFTSMAN):

ROOF:	CONCRETE FLAT 'SHAKE' TILE
EAVES:	WOOD
GABLE:	SIDING W/ CORBELS
WALL:	STUCCO
TRIM:	LAP SIDING (AS OCCURS) STUCCO OVER SHAPED FOAM POT SHELF (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
PORCH:	
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

UNIT 3R UNIT 1 UNIT 1R UNIT 2 UNIT 2R UNIT 3

FRONT ELEVATION **COLOR SCHEME 3**

"B" ELEVATION - CRAFTSMAN

6 PLEX

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: May 01, 2014

* REAR ENHANCEMENT AT BLG. 10

River Village 2 Story Townhomes

Santa Clarita, CA

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UNIT 3
RIGHT ELEVATION

UNIT 3R
LEFT ELEVATION

COLOR SCHEME 3

6 PLEX - "B" ELEVATION - CRAFTSMAN

River Village 2 Story Townhomes

Santa Clarita, CA

MATERIAL SCHEDULE (CRAFTSMAN):

ROOF:	CONCRETE FLAT 'SHAKE' TILE
EAVES:	WOOD
GABLE:	SIDING W/ CORBELS
WALL:	STUCCO LAP SIDING (AS OCCURS)
TRIM:	STUCCO OVER SHAPED FOAM POT SHELF (AS OCCURS)
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
PORCH:	
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13032
Date: Sep 17, 2013

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RIVER VILLAGE

3 - STORY TOWNHOMES

Santa Clarita, CA

Beazer Homes
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Job #: 13039
Date: May 05, 2014

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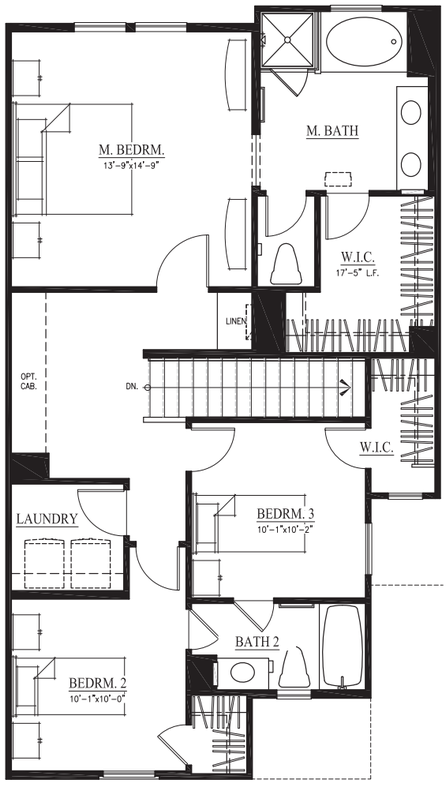
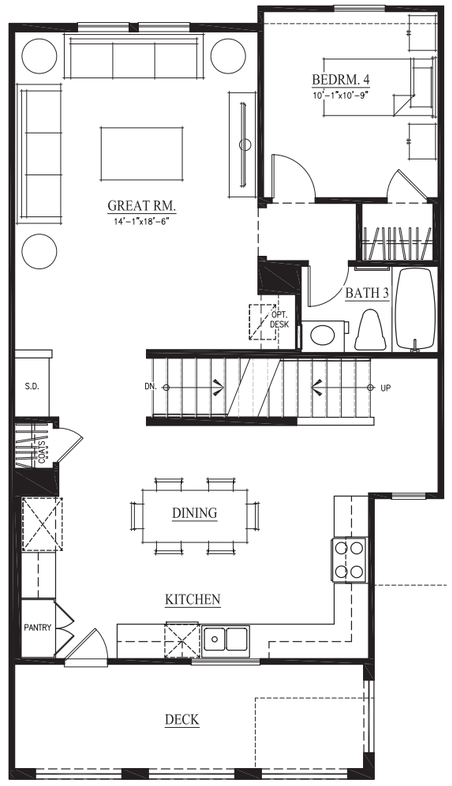
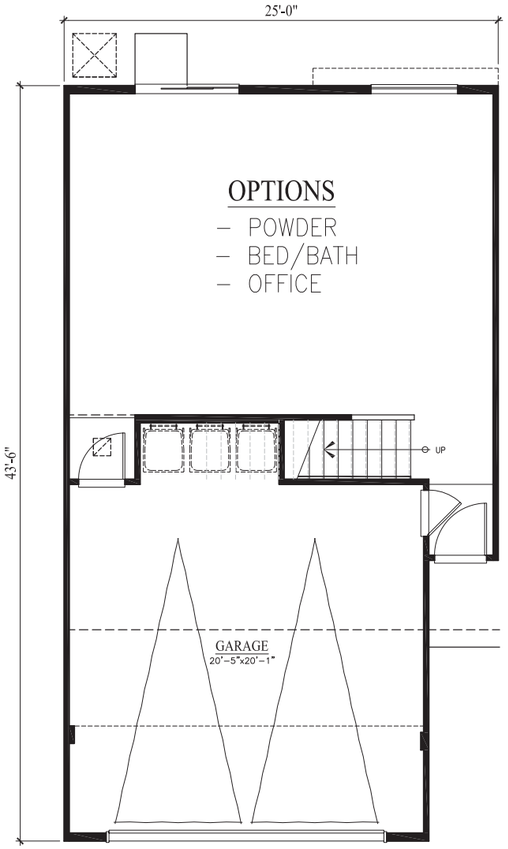


THIRD FLOOR PLAN
9'-0" CEILING



SECOND FLOOR PLAN
9'-0" CEILING

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	563 SQ. FT.
SECOND FLOOR AREA	894 SQ. FT.
THIRD FLOOR AREA	952 SQ. FT.
TOTAL DWELLING	2,409 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	460 SQ. FT.
PORCH	20 SQ. FT.
DECK	139 SQ. FT.



FIRST FLOOR PLAN
8'-0" CEILING

UNIT 1
FLOOR PLAN

River Village 3 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

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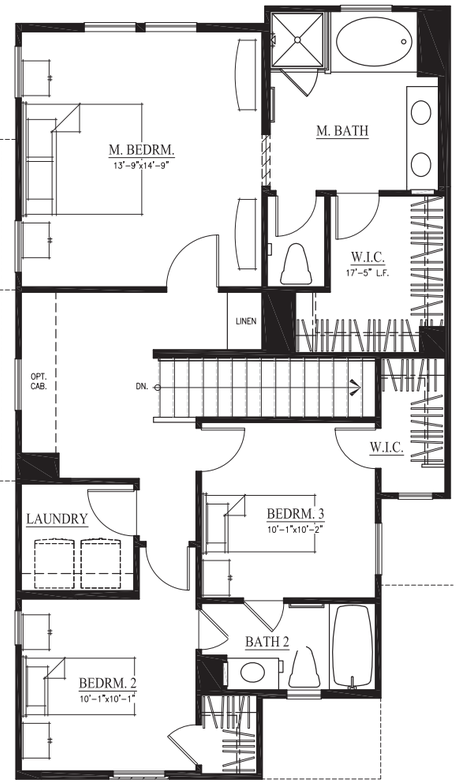
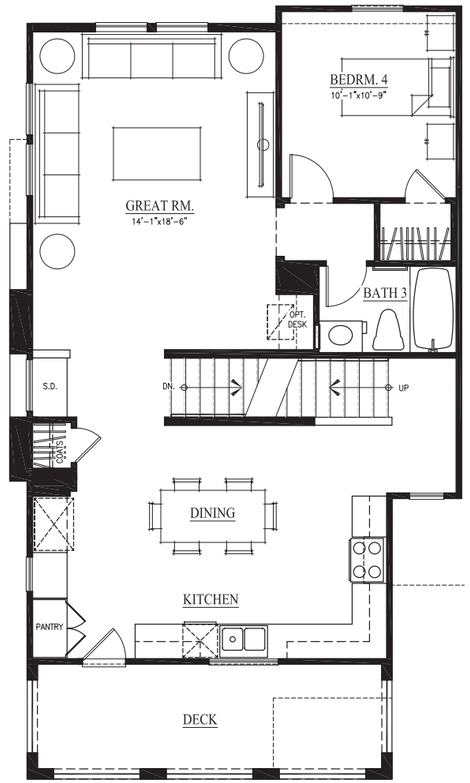
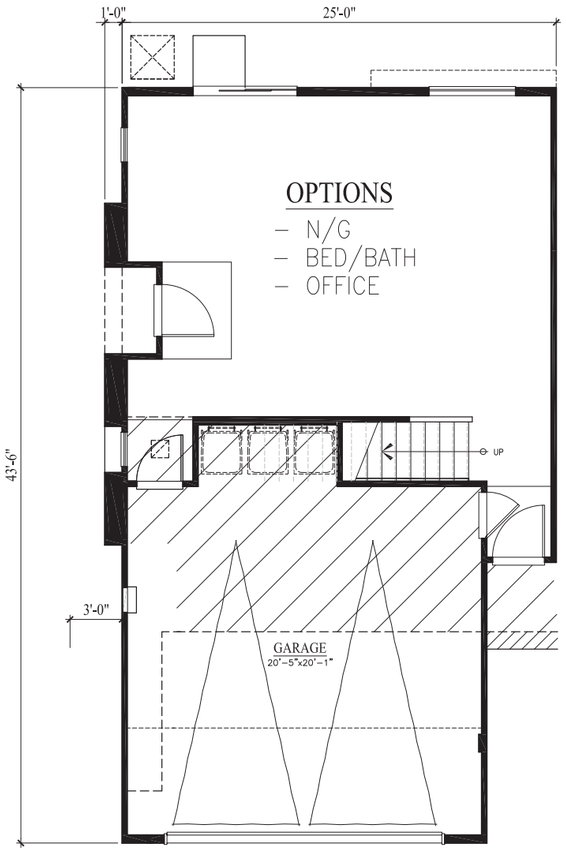


THIRD FLOOR PLAN
9'-0" CEILING



SECOND FLOOR PLAN
9'-0" CEILING



FIRST FLOOR PLAN
8'-0" CEILING

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	555 SQ. FT.
SECOND FLOOR AREA	894 SQ. FT.
THIRD FLOOR AREA	952 SQ. FT.
TOTAL DWELLING	2,401 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	460 SQ. FT.
PORCH	28 SQ. FT.
DECK	139 SQ. FT.

UNIT 1X
FLOOR PLAN

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

River Village 3 Story Townhomes

Santa Clarita, CA

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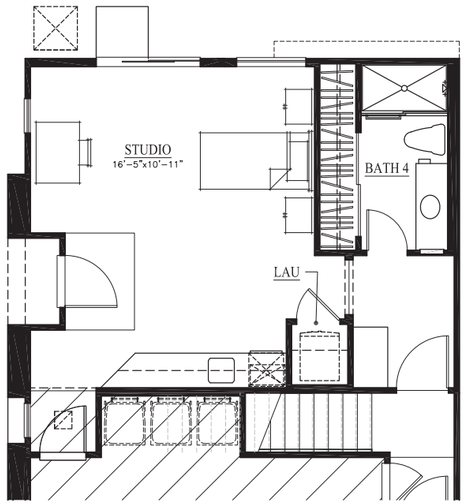

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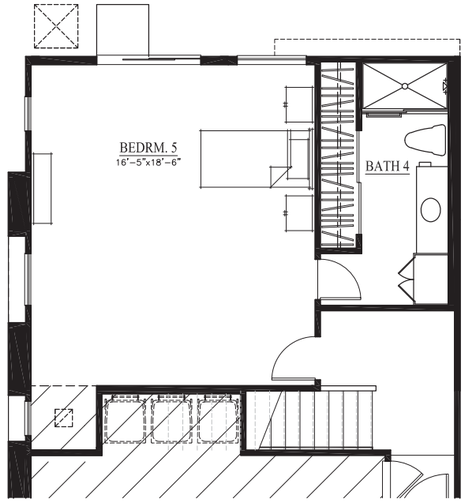
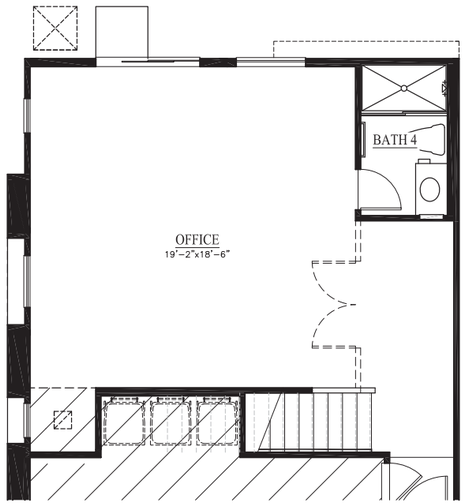


OPTIONAL BED 5/ BATH 4



OPTIONAL OFFICE/ BATH 4

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

UNIT 1 & 1X
FLOOR PLAN OPTIONS

River Village 3 Story Townhomes

Santa Clarita, CA

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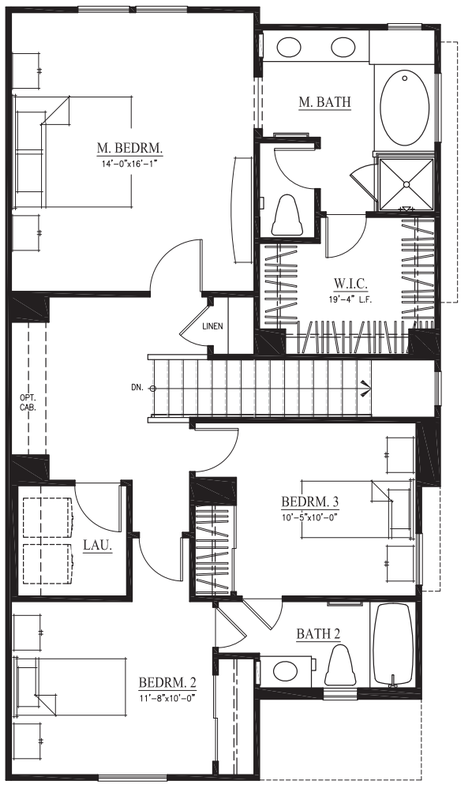
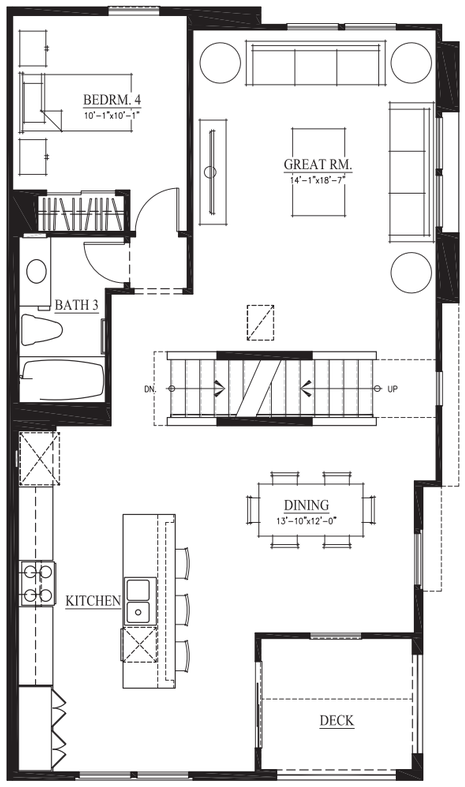


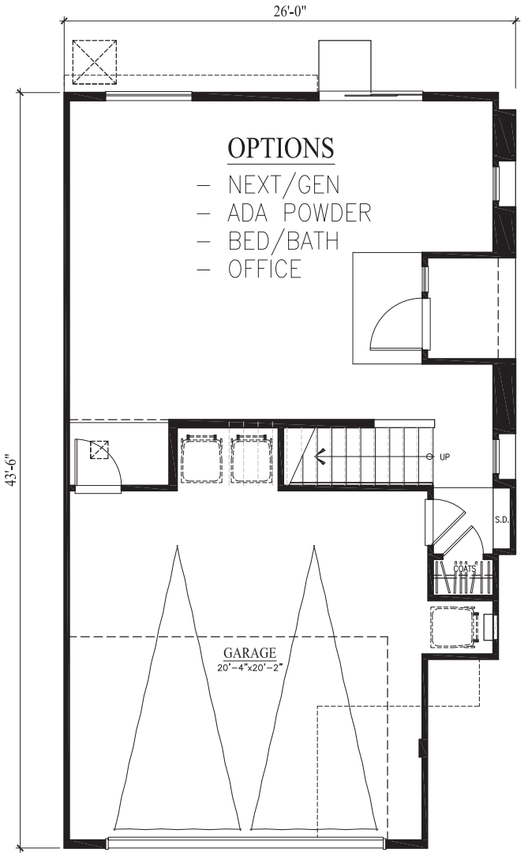
THIRD FLOOR PLAN
9'-0" CEILING



SECOND FLOOR PLAN
9'-0" CEILING

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	557 SQ. FT.
SECOND FLOOR AREA	1,004 SQ. FT.
THIRD FLOOR AREA	981 SQ. FT.
TOTAL DWELLING	2,542 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH	30 SQ. FT.
DECK	76 SQ. FT.



FIRST FLOOR PLAN
8'-0" CEILING

UNIT 2
FLOOR PLAN

River Village 3 Story Townhomes
Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

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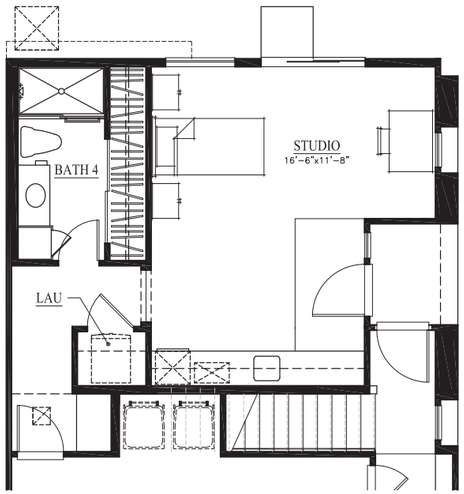

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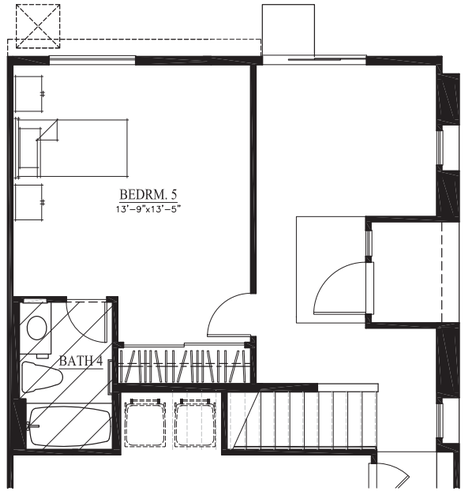
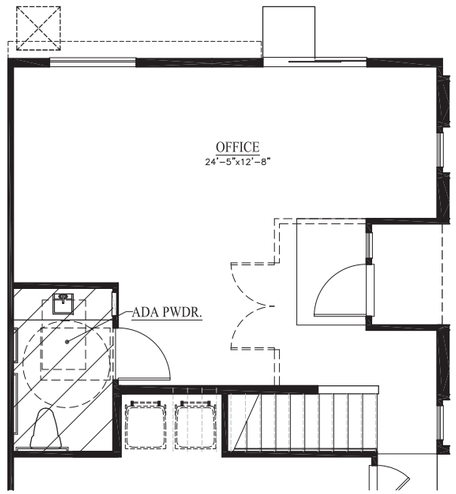


OPTIONAL BED 5/ BATH 4



OPTIONAL OFFICE/ ADA PWDR.

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

UNIT 2
FLOOR PLAN OPTIONS

River Village 3 Story Townhomes

Santa Clarita, CA

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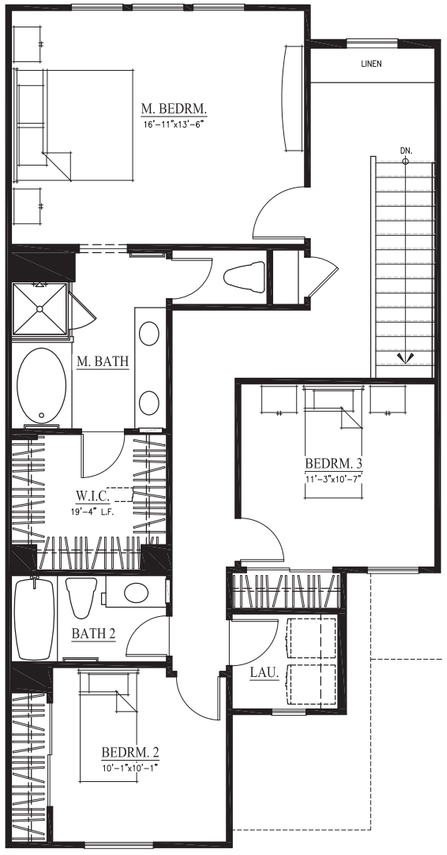
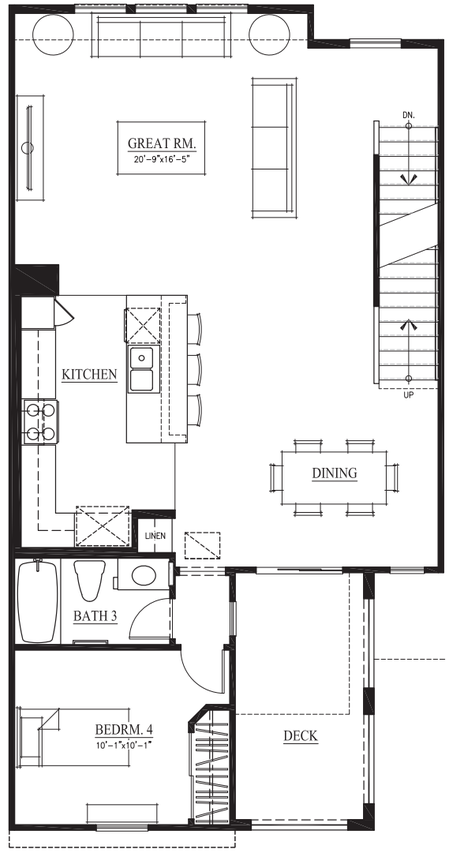
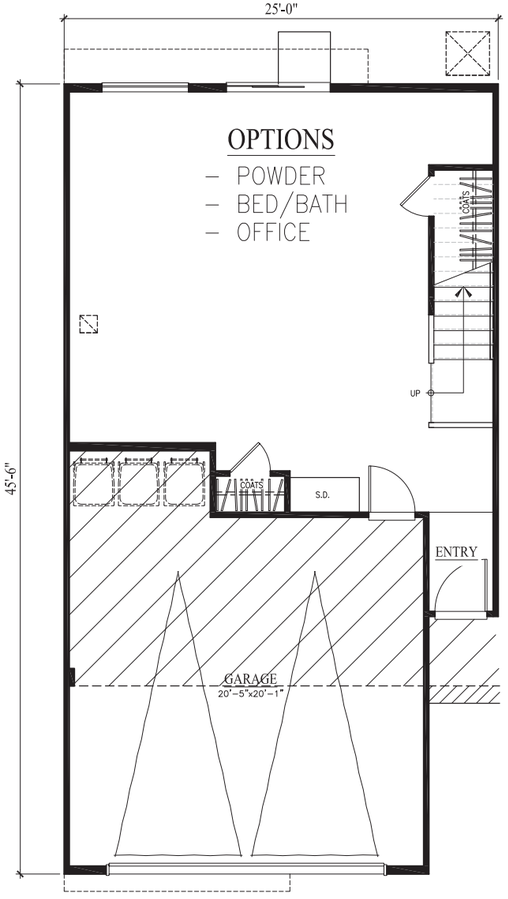


THIRD FLOOR PLAN
9'-0" CEILING



SECOND FLOOR PLAN
9'-0" CEILING



FIRST FLOOR PLAN
8'-0" CEILING

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	616 SQ. FT.
SECOND FLOOR AREA	995 SQ. FT.
THIRD FLOOR AREA	1,013 SQ. FT.
TOTAL DWELLING	2,624 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH	20 SQ. FT.
DECK	119 SQ. FT.

UNIT 3
FLOOR PLAN

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

River Village 3 Story Townhomes

Santa Clarita, CA

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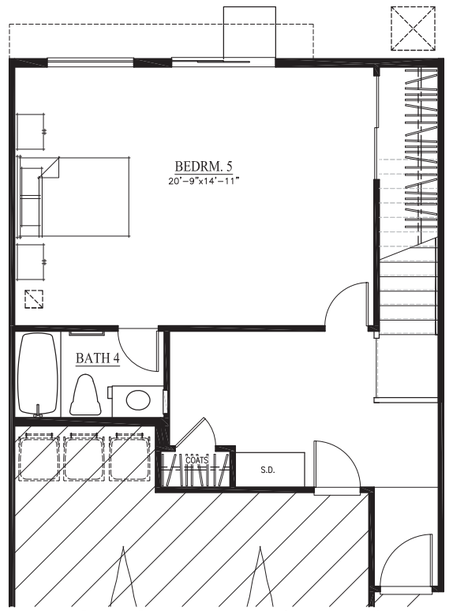
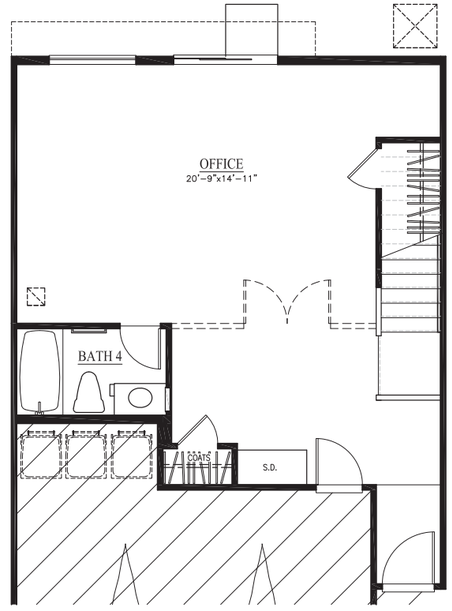


OPTIONAL BED 5/ BATH 4



OPTIONAL OFFICE/ BATH 4

UNIT 3
FLOOR PLAN OPTIONS

River Village 3 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

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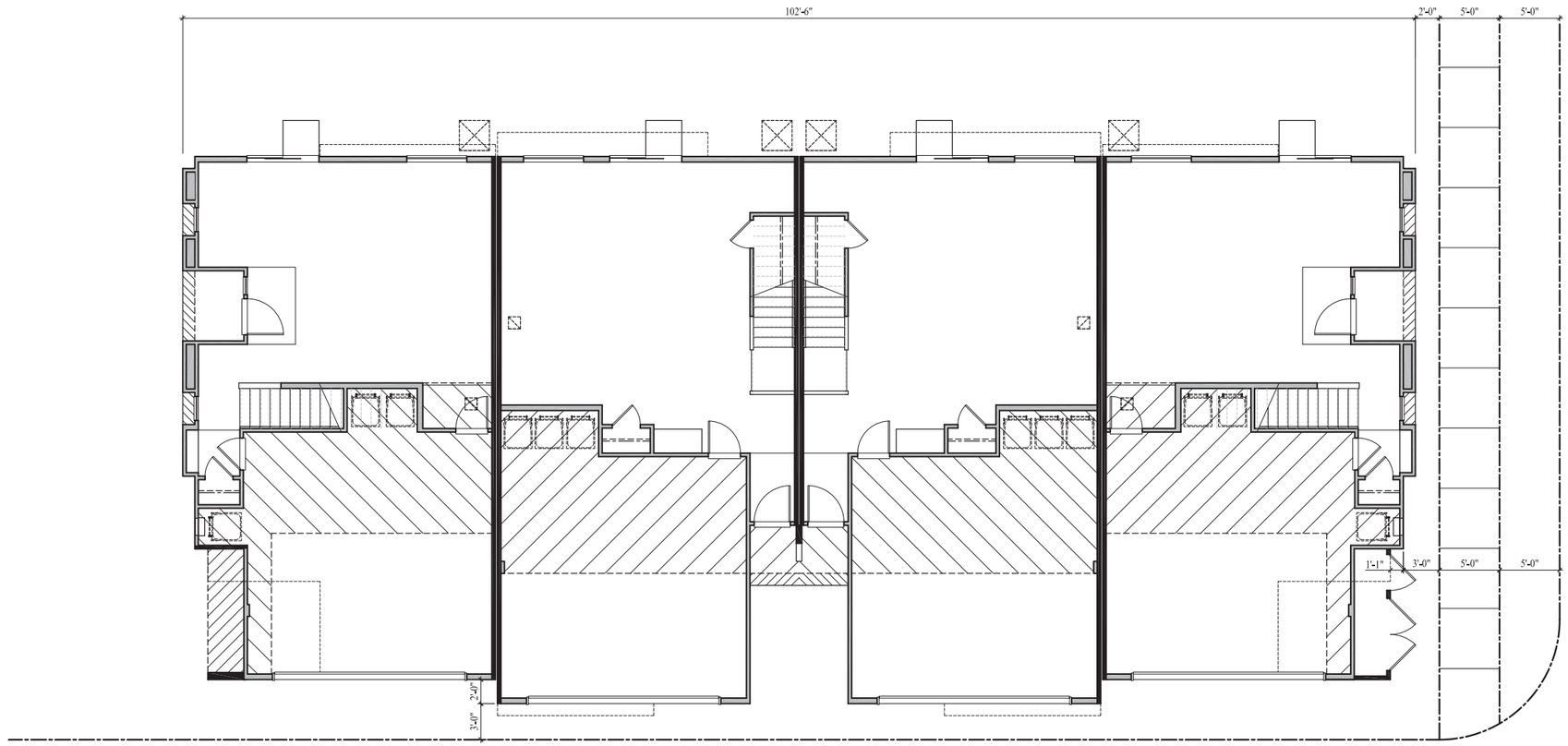

UNIT 2R

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	557 SQ. FT.
SECOND FLOOR AREA	1,004 SQ. FT.
THIRD FLOOR AREA	981 SQ. FT.
TOTAL DWELLING	2,542 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH	30 SQ. FT.
DECK	76 SQ. FT.

UNIT 3

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	616 SQ. FT.
SECOND FLOOR AREA	995 SQ. FT.
THIRD FLOOR AREA	1,013 SQ. FT.
TOTAL DWELLING	2,624 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH	20 SQ. FT.
DECK	119 SQ. FT.

UNIT 3R

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	616 SQ. FT.
SECOND FLOOR AREA	995 SQ. FT.
THIRD FLOOR AREA	1,013 SQ. FT.
TOTAL DWELLING	2,624 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH	20 SQ. FT.
DECK	119 SQ. FT.

UNIT 2

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	557 SQ. FT.
SECOND FLOOR AREA	1,004 SQ. FT.
THIRD FLOOR AREA	981 SQ. FT.
TOTAL DWELLING	2,542 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH	30 SQ. FT.
DECK	76 SQ. FT.

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

FIRST FLOOR PLAN
4 PLEX

River Village 3 Story Townhomes
Santa Clarita, CA

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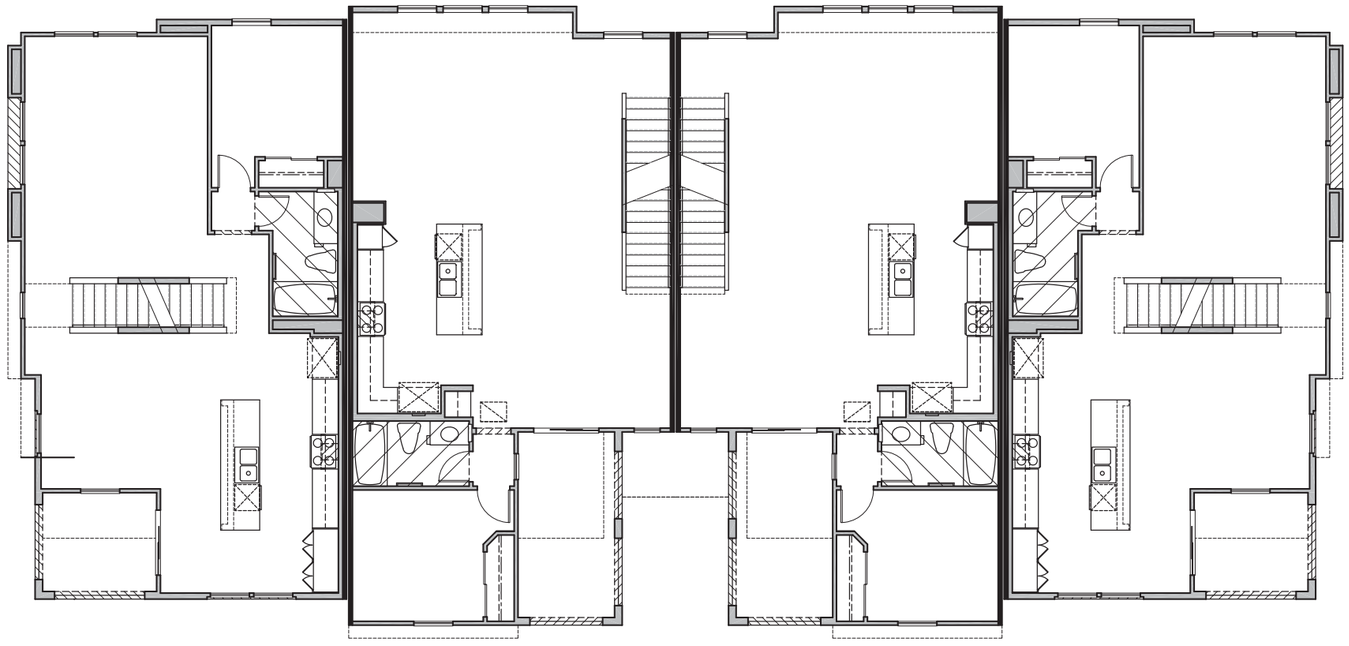

UNIT 2R UNIT 3 UNIT 3R UNIT 2

SECOND FLOOR PLAN
4 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

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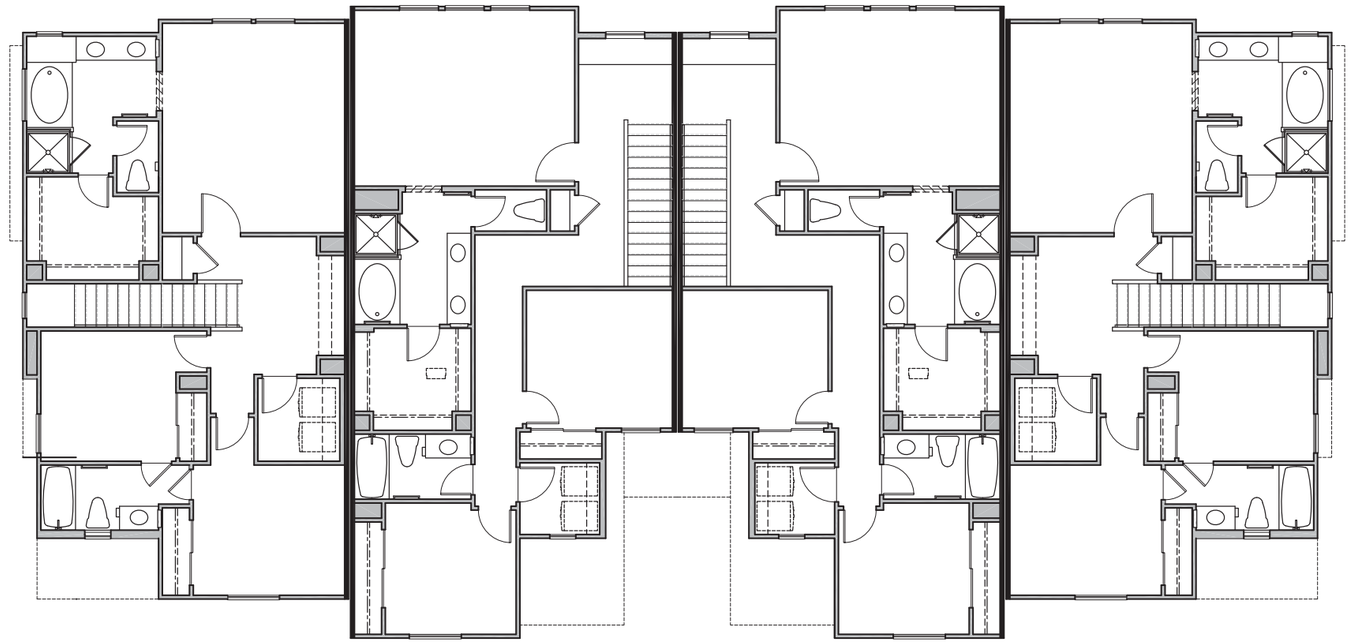

UNIT 2R UNIT 3 UNIT 3R UNIT 2

THIRD FLOOR PLAN
4 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

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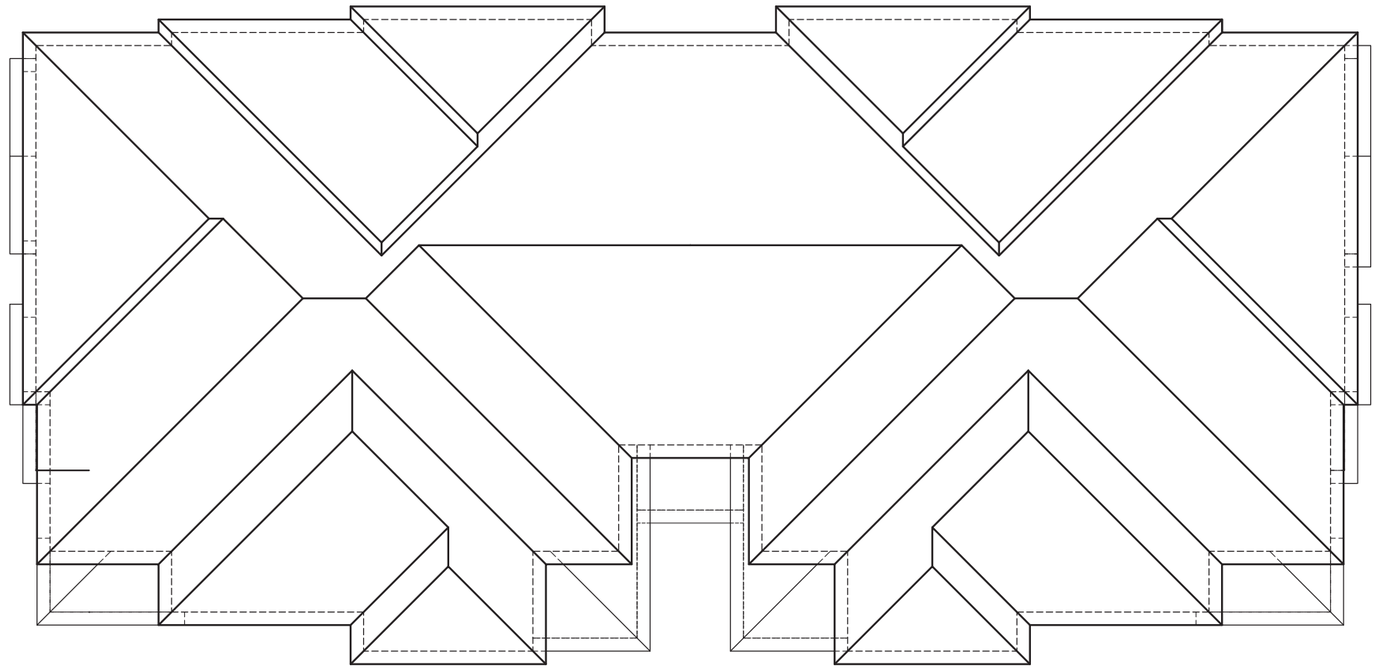

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

SPANISH COLONIAL
ROOF PLAN
4 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

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UNIT 2
RIGHT ELEVATION

UNIT 2 UNIT 3R UNIT 3 UNIT 2R
REAR ELEVATION

UNIT 2R
LEFT ELEVATION

UNIT 2R UNIT 3 UNIT 3R
FRONT ELEVATION

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: Mar 26, 2014

COLOR SCHEME 2
"A" ELEVATION - SPANISH COLONIAL
4 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

SPANISH COLONIAL: UNIT 2

ROOF:	CONCRETE 'S' TILE
EAVES:	WOOD
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM
POT SHELF:	WROUGHT IRON
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED
BALCONY:	ARCHED SOFFITS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

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UNIT 2
RIGHT ELEVATION

UNIT 2 UNIT 3R UNIT 3 UNIT 2R
REAR ELEVATION *

UNIT 2R
LEFT ELEVATION

UNIT 2R UNIT 3 UNIT 3R
FRONT ELEVATION

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: Apr 28, 2014

*REAR ENHANCEMENT AT BLG. D,M

COLOR SCHEME 2
"A" ELEVATION - SPANISH COLONIAL
4 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

SPANISH COLONIAL: UNIT 2

ROOF:	CONCRETE 'S' TILE
EAVES:	WOOD
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM
POT SHELF:	WROUGHT IRON
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED
BALCONY:	ARCHED SOFFITS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

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UNIT 2
RIGHT ELEVATION

UNIT 2 UNIT 3R UNIT 3 UNIT 2R
REAR ELEVATION

UNIT 2R
LEFT ELEVATION

UNIT 2R UNIT 3 UNIT 3R
FRONT ELEVATION

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: Mar 26, 2014

COLOR SCHEME 4
"B" ELEVATION - MONTEREY
4 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

MONTEREY: UNIT 2

ROOF:	CONCRETE SHAKE TILE
GABLE:	DECORATIVE PIPE VENTS
EAVES:	WOOD RAFTER TAILS
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM POT SHELF AS OCCURS
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
BALCONY:	WOOD POSTS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

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UNIT 2
RIGHT ELEVATION

UNIT 2 UNIT 3R UNIT 3 UNIT 2R
REAR ELEVATION

UNIT 2R
LEFT ELEVATION

UNIT 2R UNIT 3 UNIT 3R
FRONT ELEVATION

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: Apr 24, 2014

*REAR ENHANCEMENT AT BLG L

COLOR SCHEME 4
"B" ELEVATION - MONTEREY
4 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

MONTEREY: UNIT 2

ROOF:	CONCRETE SHAKE TILE
GABLE:	DECORATIVE PIPE VENTS
EAVES:	WOOD RAFTER TAILS
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM POT SHELF AS OCCURS
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
BALCONY:	WOOD POSTS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

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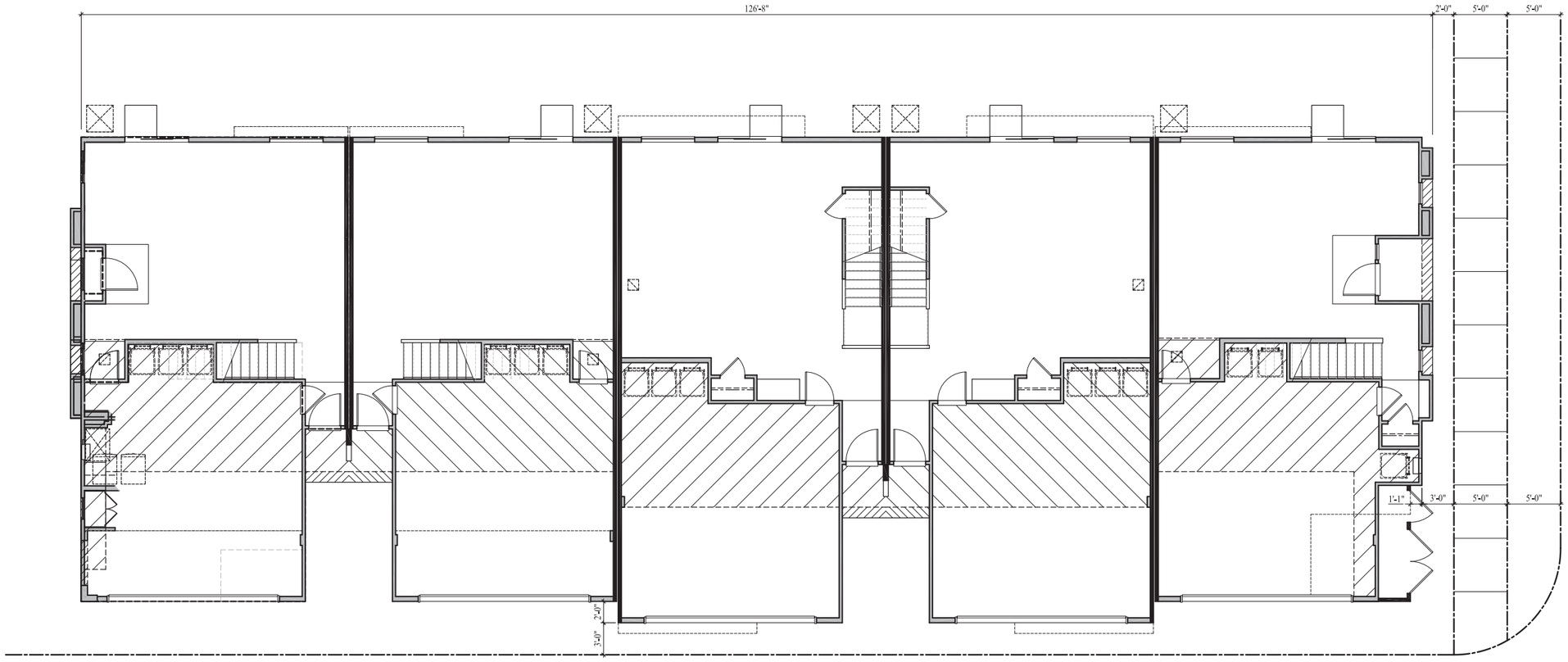

UNIT 1X

AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	555 SQ. FT.
SECOND FLOOR AREA	894 SQ. FT.
THIRD FLOOR AREA	952 SQ. FT.
TOTAL DWELLING	2,401 SQ. FT.

UNCONDITIONED SPACE

GARAGE	460 SQ. FT.
PORCH	28 SQ. FT.
DECK	139 SQ. FT.

UNIT 1R

AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	563 SQ. FT.
SECOND FLOOR AREA	894 SQ. FT.
THIRD FLOOR AREA	952 SQ. FT.
TOTAL DWELLING	2,409 SQ. FT.

UNCONDITIONED SPACE

GARAGE	460 SQ. FT.
PORCH	20 SQ. FT.
DECK	139 SQ. FT.

UNIT 3

AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	616 SQ. FT.
SECOND FLOOR AREA	995 SQ. FT.
THIRD FLOOR AREA	1,013 SQ. FT.
TOTAL DWELLING	2,624 SQ. FT.

UNCONDITIONED SPACE

GARAGE	462 SQ. FT.
PORCH	20 SQ. FT.
DECK	119 SQ. FT.

UNIT 3R

AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	616 SQ. FT.
SECOND FLOOR AREA	995 SQ. FT.
THIRD FLOOR AREA	1,013 SQ. FT.
TOTAL DWELLING	2,624 SQ. FT.

UNCONDITIONED SPACE

GARAGE	462 SQ. FT.
PORCH	20 SQ. FT.
DECK	119 SQ. FT.

UNIT 2

AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	557 SQ. FT.
SECOND FLOOR AREA	1,004 SQ. FT.
THIRD FLOOR AREA	981 SQ. FT.
TOTAL DWELLING	2,542 SQ. FT.

UNCONDITIONED SPACE

GARAGE	462 SQ. FT.
PORCH	30 SQ. FT.
DECK	76 SQ. FT.

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

FIRST FLOOR PLAN
5 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

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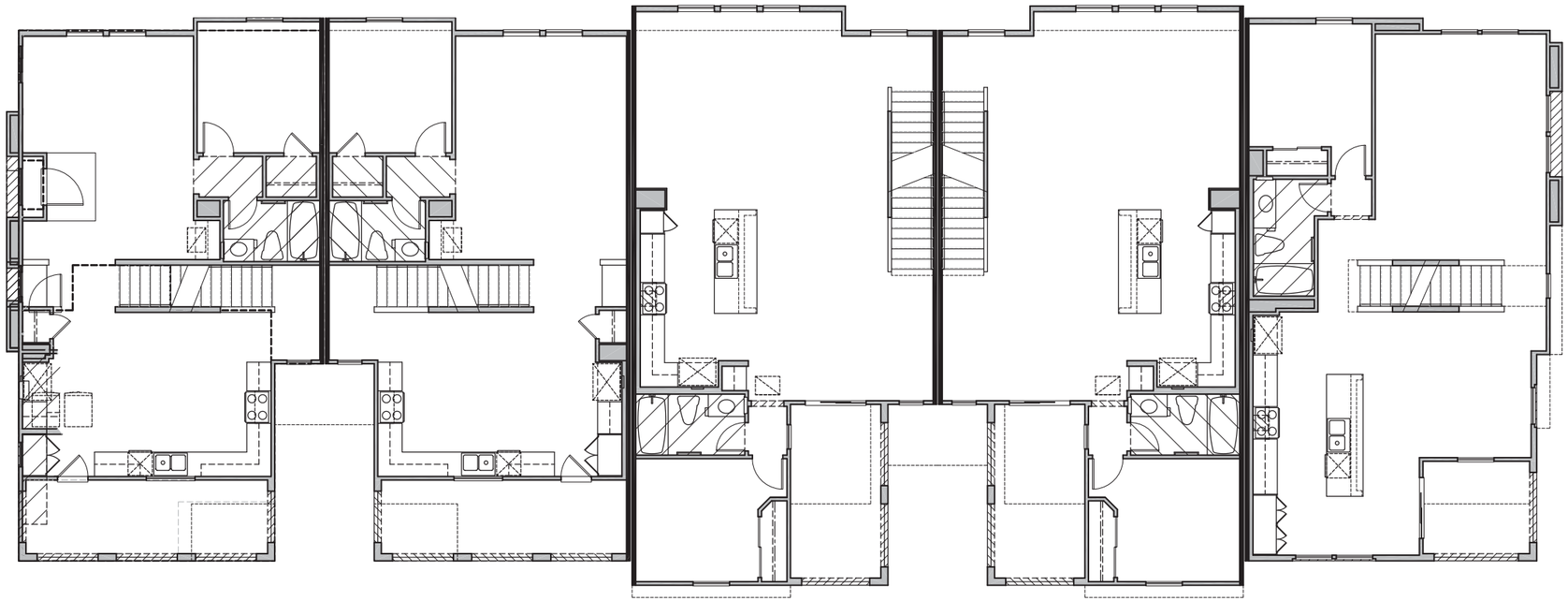

UNIT 1X | UNIT 1R | UNIT 3 | UNIT 3R | UNIT 2

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

SECOND FLOOR PLAN
5 PLEX

River Village 3 Story Townhomes

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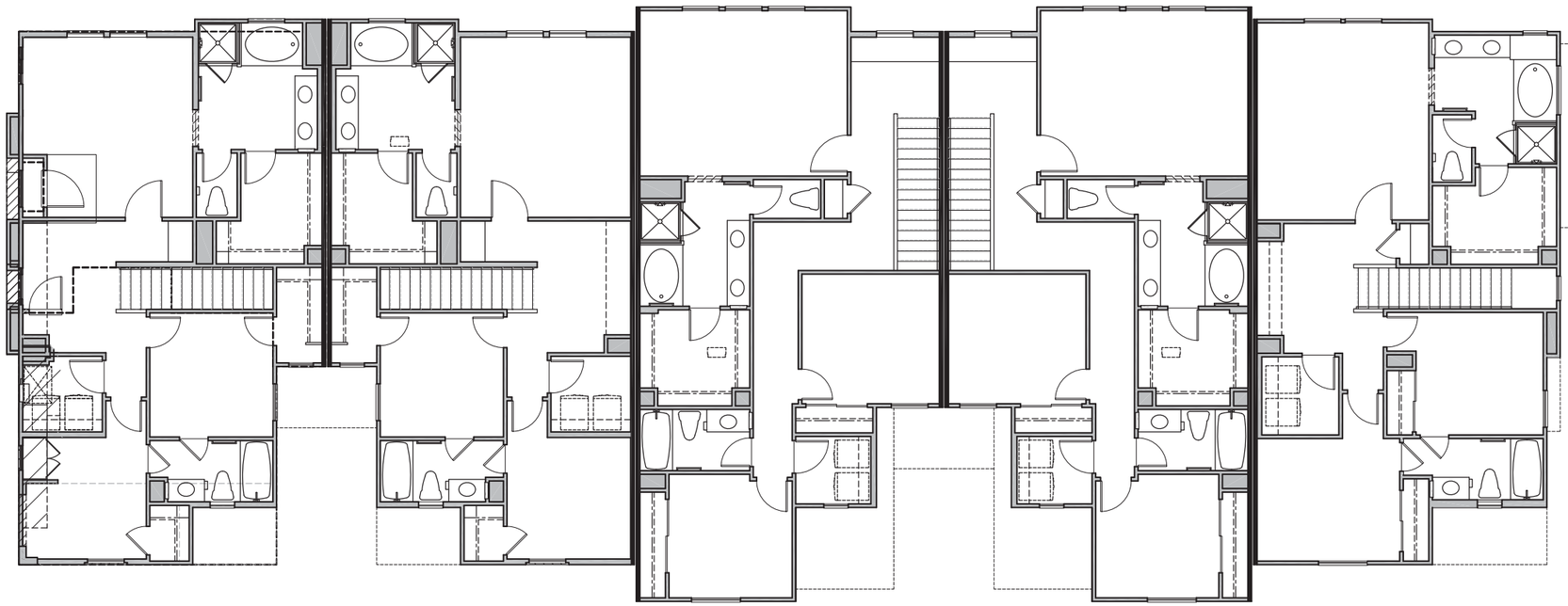

UNIT 1X UNIT 1R UNIT 3 UNIT 3R UNIT 2

Beazer Homes
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Date: May 05, 2014

THIRD FLOOR PLAN
5 PLEX

River Village 3 Story Townhomes

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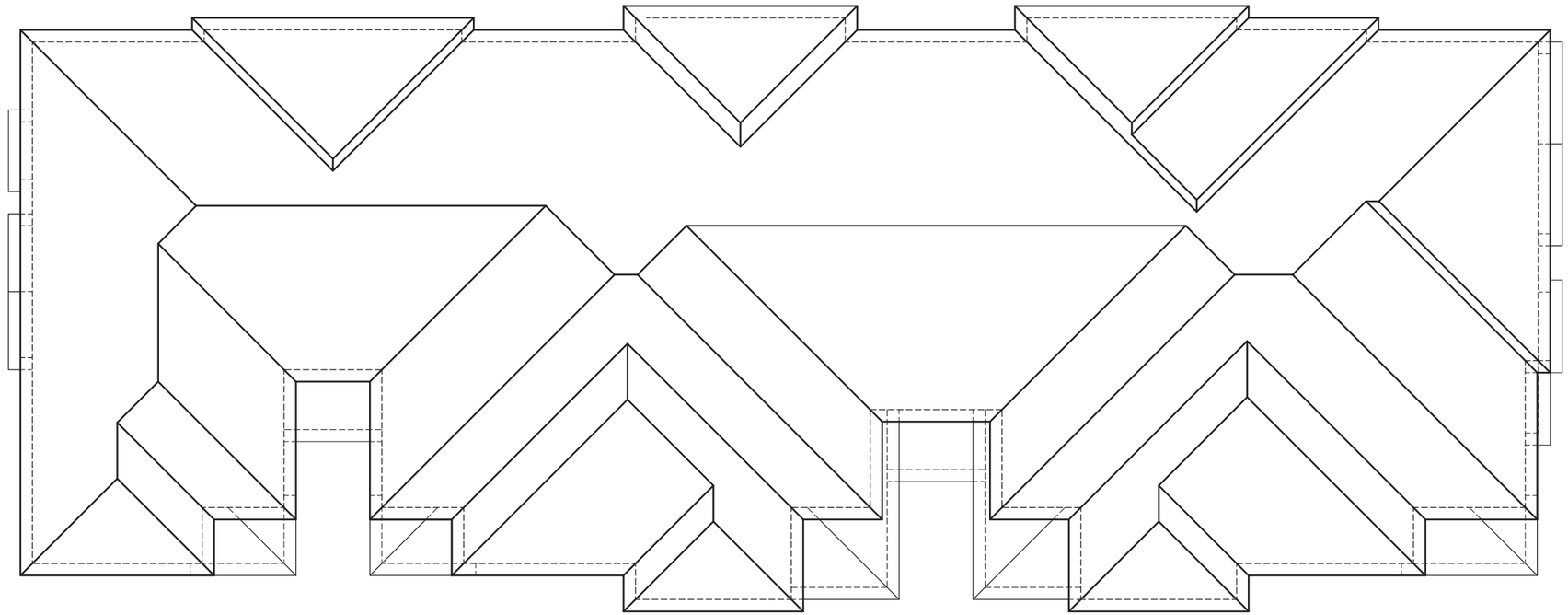

SPANISH COLONIAL

ROOF PLAN

5 PLEX

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

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UNIT 2 UNIT 3R UNIT 3 UNIT 1R UNIT 1X

REAR ELEVATION

UNIT 1X UNIT 1R UNIT 3 UNIT 3R

FRONT ELEVATION **COLOR SCHEME 2**

"A" ELEVATION - SPANISH COLONIAL

5 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: Mar 27, 2014

SPANISH COLONIAL: UNIT 2

ROOF:	CONCRETE 'S' TILE
EAVES:	WOOD
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM
POT SHELF:	WROUGHT IRON
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED
BALCONY:	ARCHED SOFFITS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

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UNIT 2 UNIT 3R UNIT 3 UNIT 1R UNIT 1X

REAR ELEVATION

UNIT 1X UNIT 1R UNIT 3 UNIT 3R

FRONT ELEVATION **COLOR SCHEME 2**

"A" ELEVATION - SPANISH COLONIAL

5 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

SPANISH COLONIAL: UNIT 2

ROOF:	CONCRETE 'S' TILE
EAVES:	WOOD
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM
POT SHELF:	WROUGHT IRON
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED
BALCONY:	ARCHED SOFFITS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 01, 2014

* REAR ENHANCEMENT AT BLG. B, K

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UNIT 2
RIGHT ELEVATION

UNIT 1X
LEFT ELEVATION **COLOR SCHEME 2**

"A" ELEVATION - SPANISH COLONIAL
5 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

SPANISH COLONIAL:

ROOF:	CONCRETE 'S' TILE
EAVES:	WOOD
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM
POT SHELF:	WROUGHT IRON
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED
BALCONY:	ARCHED SOFFITS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: Mar 27, 2014

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UNIT 2 UNIT 3R UNIT 3 UNIT 1R UNIT 1X

REAR ELEVATION

UNIT 1X UNIT 1R UNIT 3 UNIT 3R UNIT 2

FRONT ELEVATION **COLOR SCHEME 4**

"B" ELEVATION - MONTEREY

5 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

MONTEREY:

ROOF:	CONCRETE 'SHAKE' TILE
GABLE:	DECORATIVE PIPE VENTS
EAVES:	WOOD RAFTER TAILS
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM POT SHELF AS OCCURS
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
BALCONY:	WOOD POSTS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: Mar 26, 2014

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UNIT 2 UNIT 3R UNIT 3 UNIT 1R UNIT 1X

REAR ELEVATION

UNIT 1X UNIT 1R UNIT 3 UNIT 3R UNIT 2

FRONT ELEVATION

COLOR SCHEME 4

"B" ELEVATION - MONTEREY

5 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

* REAR ENHANCEMENT AT BLG. A, C, E

MONTEREY:

ROOF:	CONCRETE 'SHAKE' TILE
GABLE:	DECORATIVE PIPE VENTS
EAVES:	WOOD RAFTER TAILS
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM POT SHELF AS OCCURS
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
BALCONY:	WOOD POSTS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 01, 2014

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UNIT 2 - RIGHT ELEVATION

UNIT 1X - LEFT ELEVATION

COLOR SCHEME 4

"B" ELEVATION - MONTEREY

5 PLEX

MONTEREY:

ROOF:	CONCRETE 'SHAKE' TILE
GABLE:	DECORATIVE PIPE VENTS
EAVES:	WOOD RAFTER TAILS
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM POT SHELF AS OCCURS
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
BALCONY:	WOOD POSTS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

River Village 3 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: Mar 27, 2014

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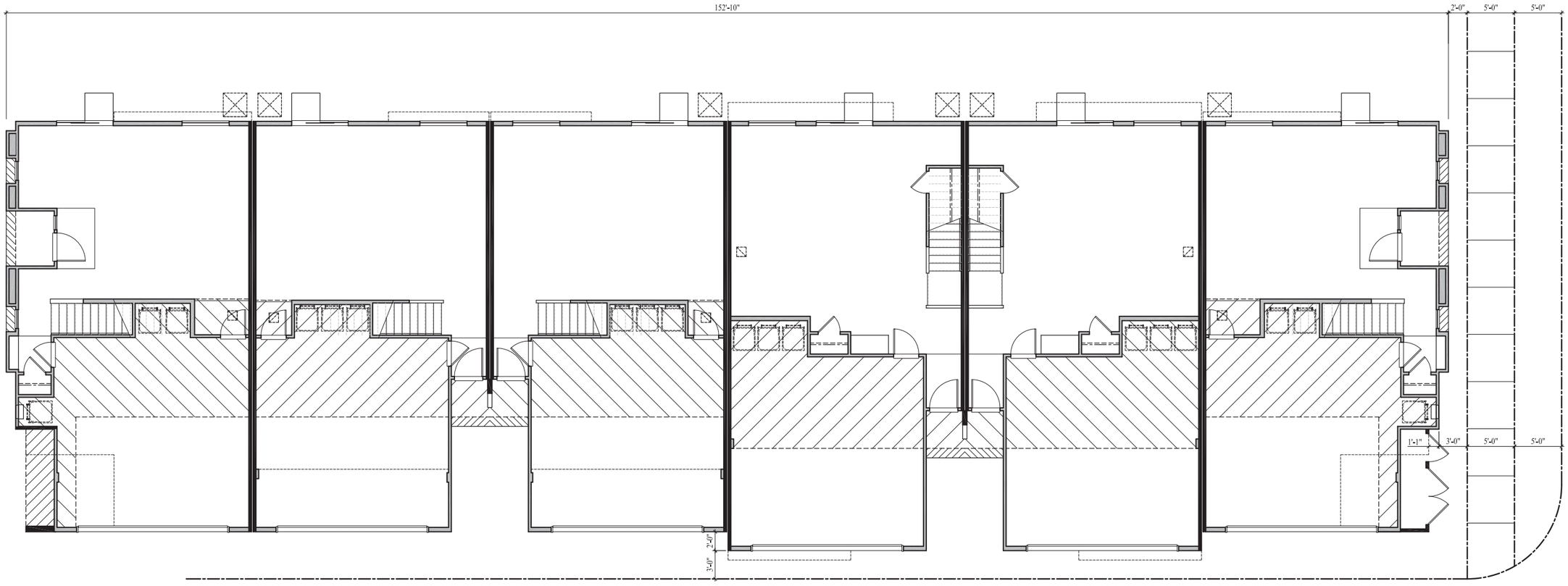

UNIT 2R

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	557 SQ. FT.
SECOND FLOOR AREA	1,004 SQ. FT.
THIRD FLOOR AREA	981 SQ. FT.
TOTAL DWELLING	2,542 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH	30 SQ. FT.
DECK	76 SQ. FT.

UNIT 1

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	563 SQ. FT.
SECOND FLOOR AREA	894 SQ. FT.
THIRD FLOOR AREA	952 SQ. FT.
TOTAL DWELLING	2,409 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	460 SQ. FT.
PORCH	20 SQ. FT.
DECK	139 SQ. FT.

UNIT 1R

AREA TABULATION

CONDITIONED SPACE	
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THIRD FLOOR AREA	952 SQ. FT.
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UNCONDITIONED SPACE	
GARAGE	460 SQ. FT.
PORCH	20 SQ. FT.
DECK	139 SQ. FT.

UNIT 3

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	616 SQ. FT.
SECOND FLOOR AREA	995 SQ. FT.
THIRD FLOOR AREA	1,013 SQ. FT.
TOTAL DWELLING	2,624 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH	20 SQ. FT.
DECK	119 SQ. FT.

UNIT 3R

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	616 SQ. FT.
SECOND FLOOR AREA	995 SQ. FT.
THIRD FLOOR AREA	1,013 SQ. FT.
TOTAL DWELLING	2,624 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH	20 SQ. FT.
DECK	119 SQ. FT.

UNIT 2

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	557 SQ. FT.
SECOND FLOOR AREA	1,004 SQ. FT.
THIRD FLOOR AREA	981 SQ. FT.
TOTAL DWELLING	2,542 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	462 SQ. FT.
PORCH	30 SQ. FT.
DECK	76 SQ. FT.

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

FIRST FLOOR PLAN
6 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

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UNIT 2R | UNIT 1 | UNIT 1R | UNIT 3 | UNIT 3R | UNIT 2

Beazer Homes
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SECOND FLOOR PLAN
6 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

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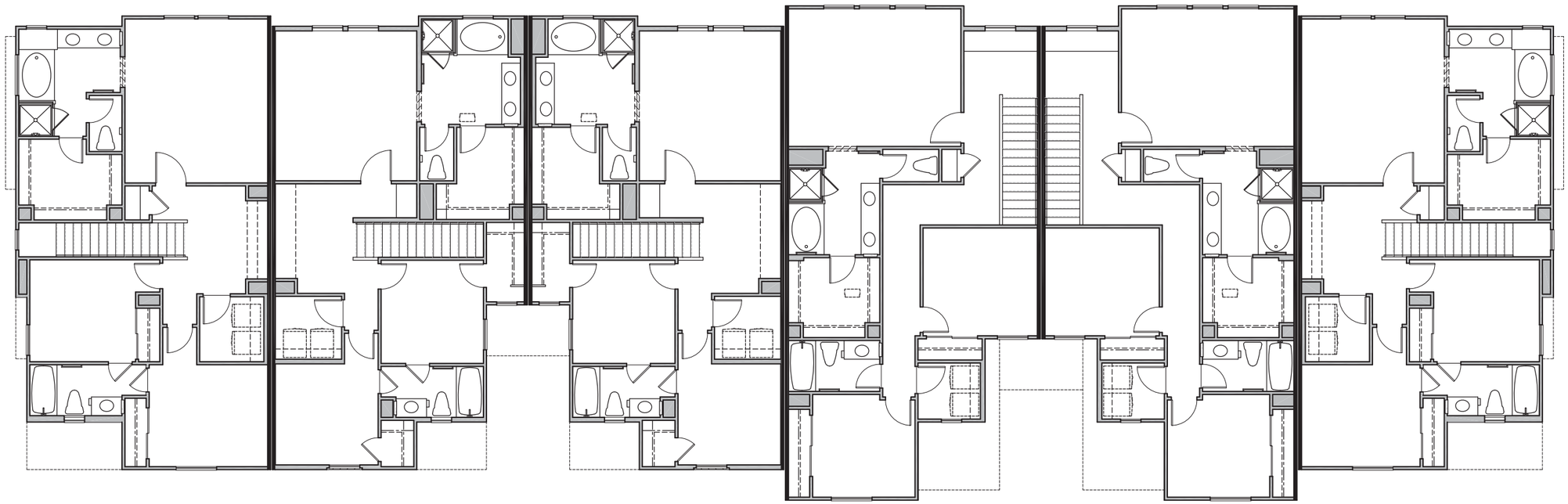

UNIT 2R | UNIT 1 | UNIT 1R | UNIT 3 | UNIT 3R | UNIT 2

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

THIRD FLOOR PLAN
6 PLEX

River Village 3 Story Townhomes

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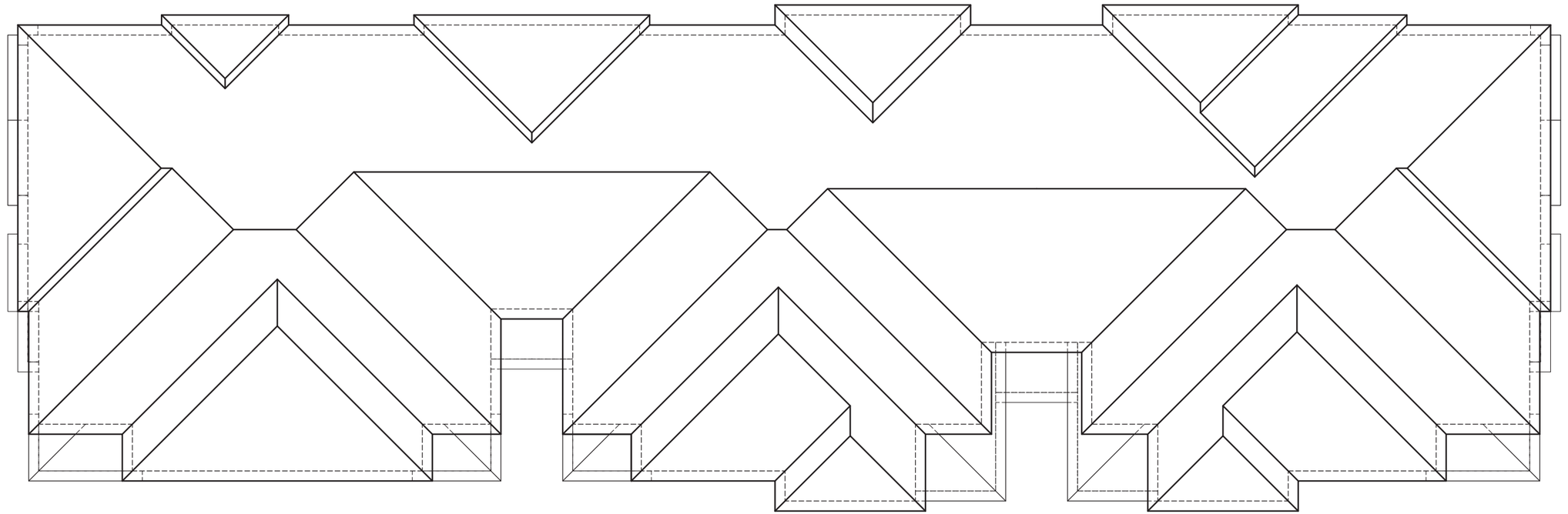

SPANISH COLONIAL

ROOF PLAN

6 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: May 05, 2014

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UNIT 2 | UNIT 3R | UNIT 3 | UNIT 1R | UNIT 1 | UNIT 2R

REAR ELEVATION

UNIT 2R | UNIT 1 | UNIT 1R | UNIT 3 | UNIT 3R | UNIT 2

FRONT ELEVATION **COLOR SCHEME 1**

"A" ELEVATION - SPANISH COLONIAL

6 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: Mar 31, 2014

SPANISH COLONIAL:

ROOF:	CONCRETE 'S' TILE
EAVES:	WOOD
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM
POT SHELF:	WROUGHT IRON
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED
BALCONY:	ARCHED SOFFITS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

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UNIT 2
RIGHT ELEVATION

UNIT 2R
LEFT ELEVATION **COLOR SCHEME 1**

SPANISH COLONIAL:

ROOF:	CONCRETE 'S' TILE
EAVES:	WOOD
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM
POT SHELF:	WROUGHT IRON
WINDOWS:	MULTI-PANED
SHUTTER:	LOUVERED
BALCONY:	ARCHED SOFFITS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

"A" ELEVATION - SPANISH COLONIAL
6 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: Mar 31, 2014

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UNIT 2 UNIT 3R UNIT 3 UNIT 1R UNIT 1 UNIT 2R

REAR ELEVATION

UNIT 2R UNIT 1 UNIT 1R UNIT 3 UNIT 3R UNIT 2

FRONT ELEVATION **COLOR SCHEME 3**

"B" ELEVATION - MONTEREY

6 PLEX

River Village 3 Story Townhomes

Santa Clarita, CA

MONTEREY:

ROOF:	CONCRETE 'SHAKE' TILE
GABLE:	DECORATIVE PIPE VENTS
EAVES:	WOOD RAFTER TAILS
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM POT SHELF AS OCCURS
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
BALCONY:	WOOD POSTS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

Beazer Homes
A HIGHER MEASURE OF HOME

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Date: Mar 27, 2014

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UNIT 2 RIGHT ELEVATION

UNIT 2R
LEFT ELEVATION **COLOR SCHEME 3**
"B" ELEVATION - MONTEREY
6 PLEX

MONTEREY:

ROOF:	CONCRETE 'SHAKE' TILE
GABLE:	DECORATIVE PIPE VENTS
EAVES:	WOOD RAFTER TAILS
WALL:	STUCCO
TRIM:	STUCCO OVER SHAPED FOAM POT SHELF AS OCCURS
WINDOWS:	MULTI-PANED
SHUTTER:	BOARD & BATTEN
BALCONY:	WOOD POSTS
GARAGE DOOR:	STYLE SPECIFIC METAL ROLL-UP W/ WINDOWS

River Village 3 Story Townhomes

Santa Clarita, CA

Beazer Homes
A HIGHER MEASURE OF HOME

Job #: 13039
Date: Mar 27, 2014

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CONCEPTUAL PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE W x H	WATER USE	SPACING
	STREET TREES - NEWHALL RANCH ROAD					
	ARBUTUS 'MARINA'	MARINA ARBUTUS	24" BOX	25' X 50'	MEDIUM	AVG. 40' O.C.
	MEDIAN TREES - NEWHALL RANCH ROAD					
	PINUS ELDARICA	AFGHAN PINE	24" BOX	20' X 50'	LOW	AVG. 40' O.C.
	SMALL NEIGHBORHOOD TREE					
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	24" BOX	10' X 12'	MEDIUM	AS SHOWN
	PHOTINIA FRASERI - STANDARD	RED TIP PHOTINIA	24" BOX	8' X 12'	MEDIUM	AS SHOWN
	PYRUS C. 'CHANTICLEER'	CHANTICLEER CALLERY PEAR	24" BOX	8' X 20'	MEDIUM	AS SHOWN
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIA HAWTHORN	24" BOX	8' X 12'	MEDIUM	AS SHOWN
	INTERNAL STREET TREES					
	MAGNOLIA 'ST. MARY'S'	SOUTHERN MAGNOLIA	24" BOX	20' X 25'	MEDIUM	AS SHOWN
	PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' X 60'	MEDIUM	AS SHOWN
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	30' X 50'	MEDIUM	AS SHOWN
	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	25' X 40'	MEDIUM	AS SHOWN
	QUERCUS ILEX	HOLLY OAK	24" BOX	40' X 40'	LOW	AS SHOWN
	FOCAL / ENTRY / ACCENT TREES					
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	12' X 25'	MEDIUM	AS SHOWN
	OLEA EUROPAEA	OLIVE	36" BOX	30' X 40'	LOW	AS SHOWN
	PRUNUS C. 'ATROPURPUREA'	PURPLE LEAF PLUM	36" BOX	20' X 25'	MEDIUM	AS SHOWN
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	50' X 50'	LOW	AS SHOWN
	ACCENT PALMS					
	PHOENIX DACTYLIFERA	DATE PALM	MIN. 12' BTH	30' X 80'	LOW	AS SHOWN
	SLOPE TREES AT FUEL MOD. AREAS					
	SEE FUEL MODIFICATION PLAN - SHEET 5					
	LANDSCAPE AND SLOPE TREES					
	GELJERA PARVIFLORA	AUSTRALIAN WILLOW	15 GALLON	20' X 25'	MEDIUM	25'- 40' O.C. MAX.
	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	15 GALLON	15' X 100'	MEDIUM	25'- 40' O.C. MAX.
	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GALLON	20' X 60'	MEDIUM	25'- 40' O.C. MAX.
	PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	15 GALLON	30' X 60'	MEDIUM	25'- 40' O.C. MAX.
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GALLON	40' X 70'	MEDIUM	25'- 40' O.C. MAX.
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON	40' X 70'	LOW	25'- 40' O.C. MAX.
	QUERCUS ENGELMANNII	ENGELMANN OAK	15 GALLON	50' X 50'	LOW	25'- 40' O.C. MAX.
	RHUS LANCEA	AFRICAN SUMAC	15 GALLON	25' X 25'	LOW	25'- 40' O.C. MAX.
	SHRUBS					
	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GALLON	3' X 3'	MEDIUM	2' O.C.
	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	1 GALLON	3' X 3'	LOW	2' O.C.
	CISTUS PURPUREUS	ROCKROSE	5 GALLON	4' X 4'	LOW	4' O.C.
	DIETES VEGETA	FORTNIGHT LILY	1 GALLON	4' X 4'	MEDIUM	3' O.C.
	DODONEA V. 'PURPUREA'	PURPLE HOPSEED	5 GALLON	8' X 12'	MEDIUM	6' O.C.
	EUONYMUS JAPONICA	EVERGREEN EUONYMUS	5 GALLON	5' X 5'	MEDIUM	4' O.C.
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON	8' X 8'	MEDIUM	6' O.C.
	GREVILLEA NOELII	GREVILLEA	5 GALLON	4' X 4'	LOW	4' O.C.
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	3' X 3'	MEDIUM	2' O.C.
	HEMEROCALLIS HYBRID	DAYLILY	1 GALLON	2' X 2'	MEDIUM	2' O.C.
	LIGUSTRUM JAPONICUM	PRIVET	5 GALLON	4' X 4'	MEDIUM	4' O.C.
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GALLON	4' X 4'	LOW	4' O.C.
	NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GALLON	5' X 4'	MEDIUM	4' O.C.
	PHOTINIA FRASERI	RED-TIP PHOTINIA	5 GALLON	6' X 6'	MEDIUM	6' O.C.
	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GALLON	6' X 6'	MEDIUM	4' O.C.
	RHAPHIOLEPIS INDICA	INDIA HAWTHORN	5 GALLON	5' X 5'	MEDIUM	4' O.C.
	ROSA 'FLOWER CARPET RED'	GROUNDCOVER ROSE	1 GALLON	4' X 2'	MEDIUM	2' O.C.
	ROSA 'ICEBERG'	ICEBERG ROSE	5 GALLON	3' X 4'	MEDIUM	3' O.C.

	GROUNDCOVERS					
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON	4' X 2'	LOW	36" O.C.
	CEANOTHUS G. HORIZONTALIS	CARMEL CREEPER	1 GALLON	6' X 2'	LOW	36" O.C.
	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	1 GALLON	4' X 2'	LOW	36" O.C.
	FESTUCA GLAUCA	BLUE FESCUE	FLATS	1' X 1'	MEDIUM	12" O.C.
	GAZANIA SP.	GAZANIA	FLATS	1' X 1'	MEDIUM	12" O.C.
	LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	FLATS	8' X 2'	LOW	24" O.C.
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON	6' X 1'	LOW	24" O.C.
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GALLON	4' X 2'	LOW	24" O.C.
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	3' X 2'	MEDIUM	24" O.C.
	TALL FESCUE	TURF (FUNCTIONAL USE)	SEED		HIGH	
	VINES					
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GALLON	20' X 20'	MEDIUM	10' O.C.
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GALLON	20' X 20'	MEDIUM	10' O.C.
	MACFADYENA UNGUIS-CATI	CATS CLAW VINE	5 GALLON	20' X 20'	MEDIUM	10' O.C.
	DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GALLON	20' X 20'	MEDIUM	10' O.C.
	SLOPE SHRUBS					
	BACCHARIS "CENTENNIAL"	COYOTE BRUSH	5 GALLON	6' X 3'	LOW	6' O.C.
	CEANOTHUS "WHEELER CANYON"	WESTERN LILAC	5 GALLON	6' X 6'	LOW	6' O.C.
	CISTUS PURPUREUS	ROCKROSE	5 GALLON	4' X 4'	LOW	4' O.C.
	COTONEASTER LACTEUS	COTONEASTER	5 GALLON	8' X 8'	LOW	6' O.C.
	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	12' X 12'	LOW	8' O.C.
	PYRACANTHA COCCINEA	PYRACANTHA	5 GALLON	8' X 8'	LOW	8' O.C.
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GALLON	10' X 10'	LOW	8' O.C.
	RHUS OVATA	SUGAR BUSH	5 GALLON	15' X 15'	LOW	12' O.C.
	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GALLON	6' X 3'	LOW	6' O.C.
	SLOPE GROUNDCOVERS					
	ACACIA REDOLENS "LOW BOY"	SPREADING ACACIA	1 GALLON	6' X 2'	LOW	4' O.C.
	ARCTOSTAPHYLOS "MONTEREY CARPET"	MONTEREY MANZANITA	1 GALLON	1' X 10'	LOW	4' O.C.
	BACCHARIS "PIGEON POINT"	COYOTE BRUSH	1 GALLON	1' X 10'	LOW	4' O.C.
	CEANOTHUS GLORIOSUS	POINT REYES CEANOTHUS	1 GALLON	2' X 12'	LOW	4' O.C.
	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	1 GALLON	2' X 8'	LOW	4' O.C.
	COTONEASTER S. 'EMERALD CARPET'	PROSTRATE COTONEASTER	1 GALLON	2' X 8'	LOW	4' O.C.
	MAHONIA REPENS	CREEPING BARBERRY	1 GALLON	3' X 3'	LOW	6' O.C.
	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GALLON	3' X 3'	LOW	6' O.C.
	WATER QUALITY SWALE					
	HYDRO-SEED MIX	LBS/ACRE				
	ELYMUS GLAUCUS	15				
	DISTICHLIS SPICATA	9				
	JUNCUS MEXICANA	3				
	LEYMUS TRITICOIDES	6				
	MELICA IMPERFECTA	3				
	MUHLENBERGIA RIGENS	6				
	PRUNING AND THINNING:					
	EXISTING SLOPES TO BE PRUNED AND THINNED PER FUEL MOD. REQMTS.					

LANDSCAPE DESIGN GUIDELINES

- ALL LANDSCAPE SHALL CONFORM TO ORDINANCE NO. 859.2.
- ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM AND AN ET BASED CONTROLLER, PER ORDINANCE NO. 859.2.
- ALL PLANTING AREAS SHALL RECEIVE 3" OF SHREDDED BARK MULCH AND 1½" ON GROUNDCOVER FROM FLATS.
- ALL TREES WITHIN 6' OF ANY HARDSCAPE SHALL RECEIVE 36" DEEP, BY 20' LONG (CENTERED ON TREE) LINEAR ROOT BARRIER.
- ALL SLOPES 3' IN VERTICAL HEIGHT OR GREATER SHALL BE PLANTED WITH SHRUBS AND TREES AND IRRIGATED PER THE CITY OF SANTA CLARITA REQUIREMENTS FOR SLOPE EROSION CONTROL LANDSCAPING. SLOPES TO MEET BUILDING AND SAFETY REQUIREMENTS.

LANDSCAPE CALCULATIONS

- GROSS SITE TOTAL 28 ACRES

LANDSCAPED AREA	7.5 ACRES	26%
AREA OF TURF	0.75 ACRES	10%
OPEN SPACE RECREATION AREAS	68,705 SQ FT	
OPEN SPACE BACKYARDS	68,450 SQ FT	

- TREE TOTALS

840 TOTAL TREES

42	48" BOX	5%
168	36" BOX	20%
606	24" BOX	72%
24	15 GAL	3%

- (TREE QUANTITIES ARE SUBJECT TO CHANGE WITHIN THE FUEL MOD ZONE DUE TO FIRE PREVENTION REQUIREMENTS)

DEVELOPER:

BEAZER HOMES

1800 E. IMPERIAL HIGHWAY
BREA, CA 92821
PHONE: (714) 285-2900

CONTACT: STEPHEN KING

LANDSCAPE ARCHITECT:

DAVID NEAULT ASSOCIATES, INC.

41877 ENTERPRISE CIRCLE NORTH #140
TEMECULA, CA 92590
PHONE: (951) 296-3430

CONTACT: DAVID NEAULT

CIVIL ENGINEER:

PACIFIC COAST CIVIL, INC.

30141 Agoura Road, Suite 200
Agoura Hills, CA 91301
PHONE: (818) 865-4168

CONTACT: CRAIG KWASNIEWSKI

1. PROJECT ENTRY: PLANTING DESIGN INTENT FOR THIS AREA IS TO PROVIDE SHRUBS AND GROUNDCOVERS OF VARIED COLORS AND TEXTURES. THE INTENT IS TO MAKE THE ENTRY VISUALLY ATTRACTIVE AND INVITING. LARGE SPECIMEN OAKS WILL BE USED.
2. INTERIOR STREETSCAPE
3. NEWHALL RANCH ROAD: TREES AND SHRUBS TO MATCH EXISTING STREET THEME.
4. EXTERIOR SLOPE: TREES, SHRUBS AND GROUNDCOVERS PER CITY CODES. PLANT MATERIALS TO MATCH EXISTING ADJACENT NEIGHBORHOOD.
5. MEDIAN PLANTING: TREES, SHRUBS AND GROUNDCOVERS TO MATCH EXISTING MEDIAN THEMES.
6. INTERIOR DRIVE
7. SLOPE PLANTING
8. EXISTING NATURAL PLANTED SLOPE
9. INTERIOR DRIVE ACCENT PLANTING
10. PARK AND RECREATION AREA
11. PARK AND TOT LOT
12. BIKE RACK
13. MAILBOX LOCATIONS

LANDSCAPE MASTER PLAN FOR:

River Village
Santa Clarita, CA

Beazer Homes

0 25' 50' 100'
Scale: 1"=50'

NORTH

SHEET 1

LANDSCAPE MASTER PLAN

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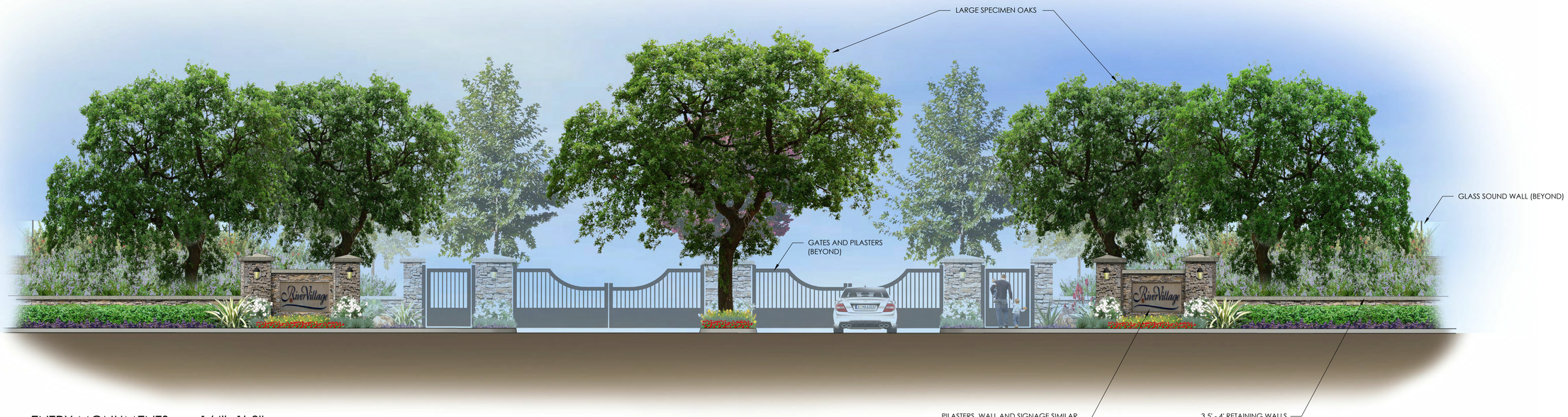
ENTRY ELEVATION 1/4"=1'-0"



ENTRY MONUMENTS 1/4"=1'-0"

Beazer Homes

LANDSCAPE MASTER PLAN FOR:

River Village

Santa Clarita, CA

SHEET 2

ENTRY ELEVATIONS

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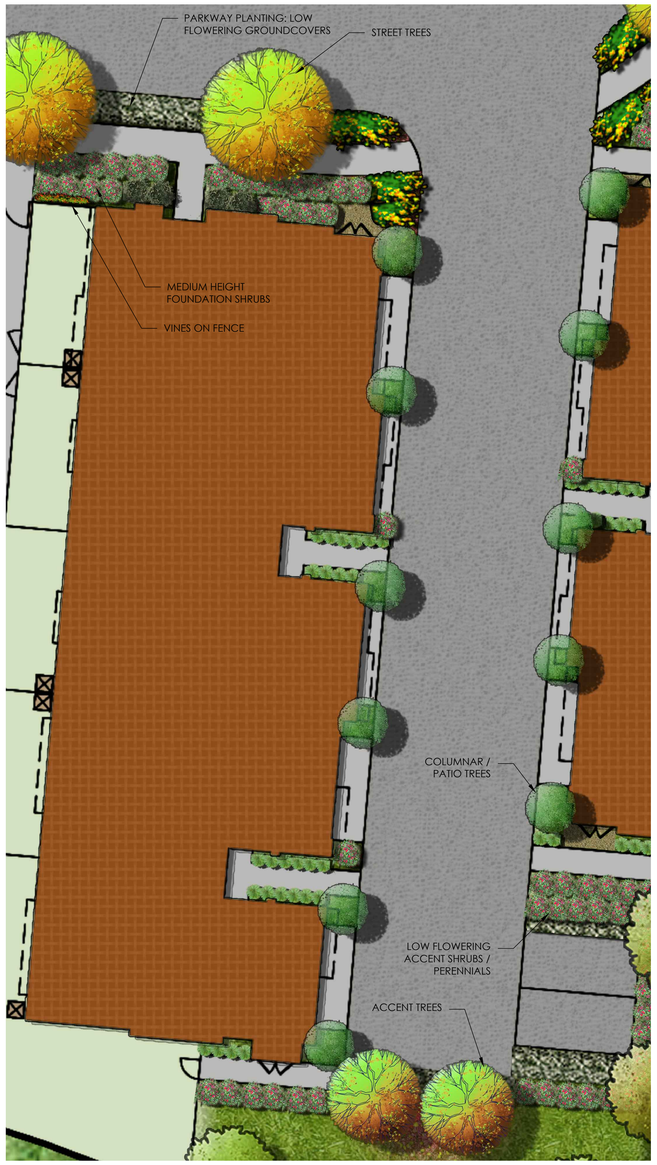
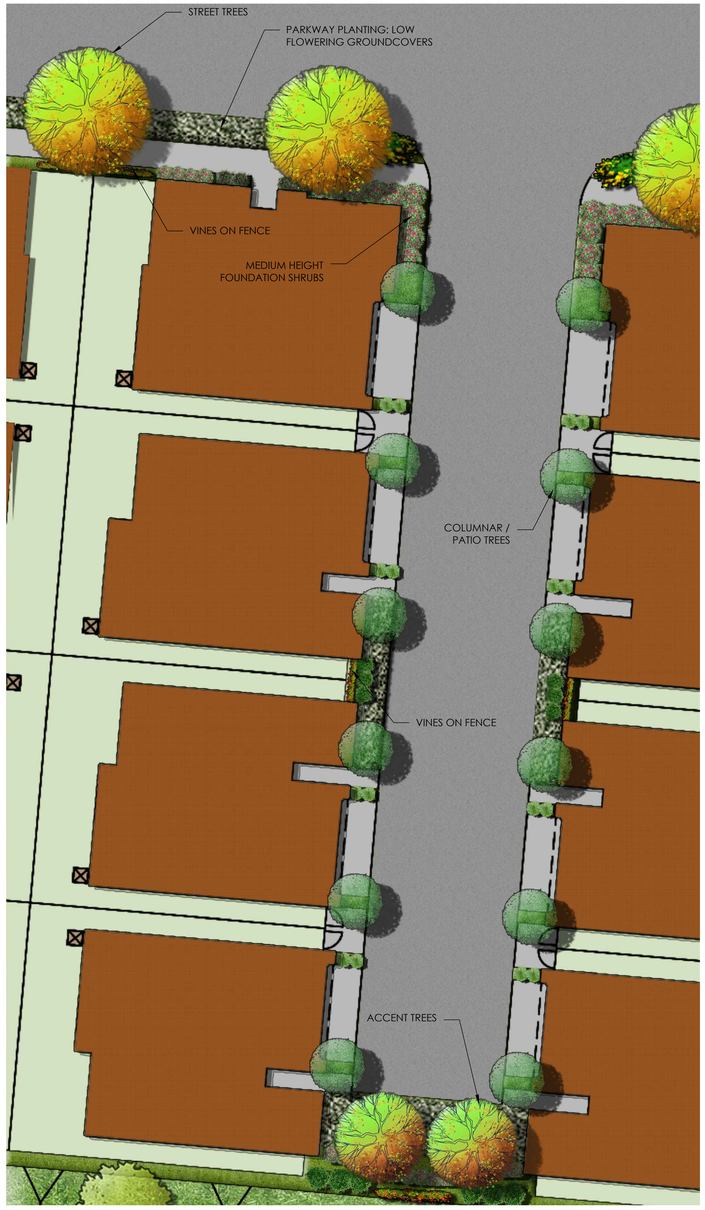
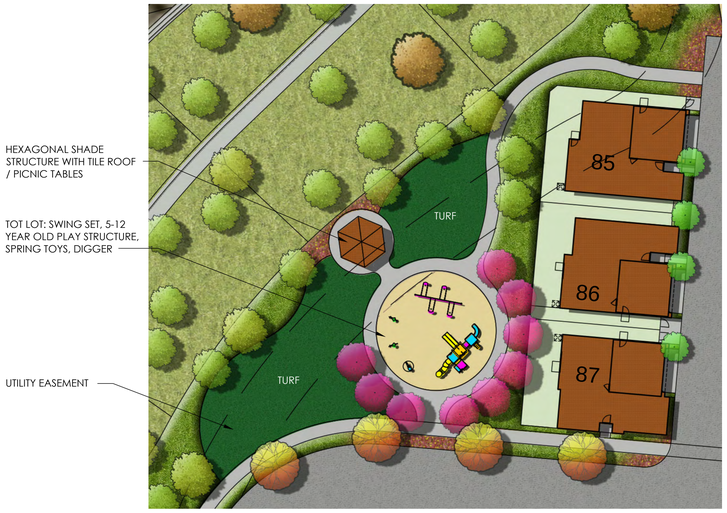


TYPICAL FRONT YARD PLANTING AREA "A" & "B" 1/8" = 1'-0"



TYPICAL FRONT YARD PLANTING AREA "C" 1/8" = 1'-0"

RECREATION AREA 1"=20'



PARK AND TOT LOT 1"=20'

LANDSCAPE MASTER PLAN FOR:

River Village

Santa Clarita, CA

ENLARGEMENTS

SHEET 3

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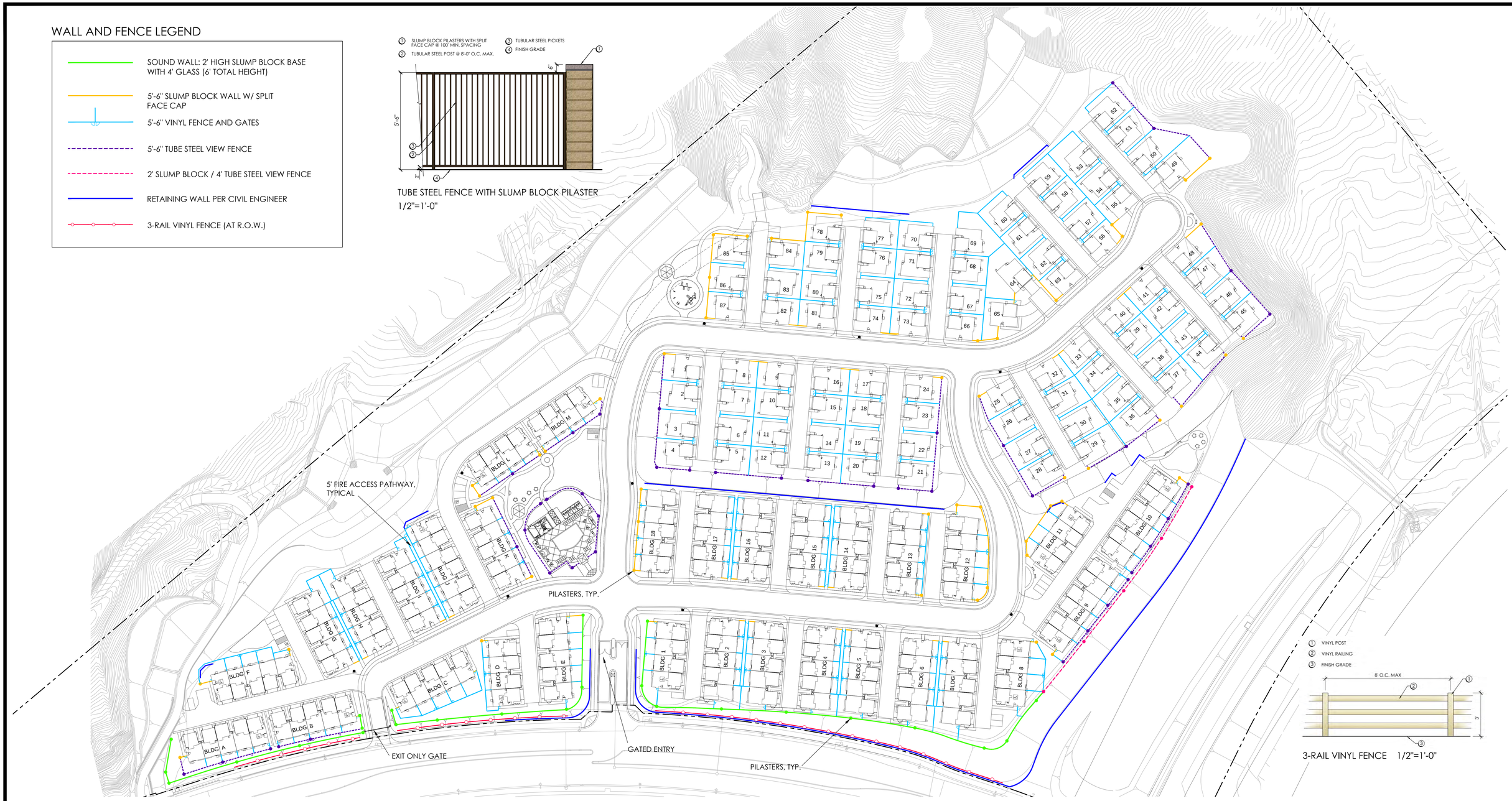
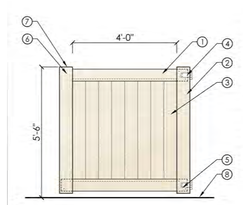
WALL AND FENCE LEGEND

- SOUND WALL: 2' HIGH SLUMP BLOCK BASE WITH 4' GLASS (6' TOTAL HEIGHT)
- 5'-6" SLUMP BLOCK WALL W/ SPLIT FACE CAP
- 5'-6" VINYL FENCE AND GATES
- 5'-6" TUBE STEEL VIEW FENCE
- 2' SLUMP BLOCK / 4' TUBE STEEL VIEW FENCE
- RETAINING WALL PER CIVIL ENGINEER
- 3-RAIL VINYL FENCE (AT R.O.W.)

TUBE STEEL FENCE WITH SLUMP BLOCK PILASTER
1/2"=1'-0"

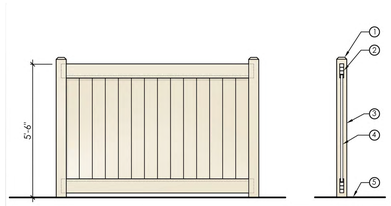


3-RAIL VINYL FENCE 1/2"=1'-0"



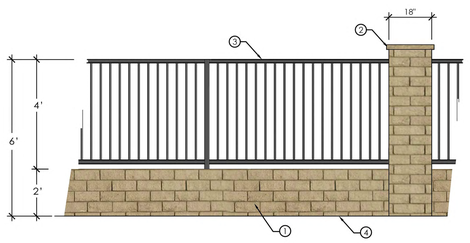
1 1-1/2" x 5-1/2" PVC TOP AND BOTTOM RAILS
2 2" X 6" VINYL UPRIGHT
3 1" X 6" T&G PVC BOARD
4 T-HINGE TOP AND BOTTOM
5 RIVETED ROUTED JOINT CONNECTION
6 LATCH
7 PLASTIC PLUG
8 FINISH GRADE

VINYL GATE 1/2"=1'-0"



1 DOMED CAP
2 2" X 7" TOP & BOTTOM RAILS
3 5" X 5" VINYL POST
4 6" TONGUE & GROOVE
5 FINISH GRADE

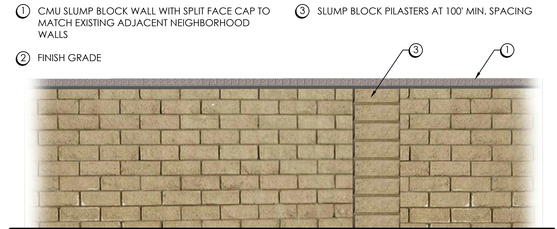
VINYL FENCE 1/2"=1'-0"



1 2' TAN SLUMP BLOCK WALL
2 6'-6" TAN SLUMP BLOCK PILASTER @100' MIN. SPACING
3 4' TUBE STEEL FENCE
4 FINISH GRADE

2' SLUMP BLOCK WALL WITH 4' TUBE STEEL VIEW WALL 1/2"=1'-0"

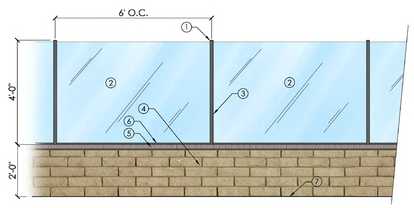
1 CMU SLUMP BLOCK WALL WITH SPLIT FACE CAP TO MATCH EXISTING ADJACENT NEIGHBORHOOD WALLS
2 FINISH GRADE
3 SLUMP BLOCK PILASTERS AT 100' MIN. SPACING



SLUMP BLOCK WALL WITH SPLIT FACE CAP 1/2"=1'-0"

"MS" LED WALL LIGHT
LOW VOLTAGE
MOUNTED TO VINYL FENCE POST

FENCE MOUNTED LIGHT



1 CAST ALUMINUM POST CAP
2 3/8" TEMPERED GLASS.
3 TECHWALL POST & STANCHION.
4 SLUMP BLOCK WALL
5 SPLIT FACE CAP
6 BOTTOM RAIL MOUNTED WITH CONSTRUCTION ADHESIVE.
7 FINISH GRADE

6' SOUND WALL 1/2"=1'-0"

Beazer Homes

LANDSCAPE MASTER PLAN FOR:

River Village
Santa Clarita, CA

0 25' 50' 100'
Scale: 1"=50'

NORTH

SHEET 4

WALL AND FENCE PLAN

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PEDESTRIAN WALKWAY EXHIBIT

1" = 80'

FUEL MODIFICATION ZONES

SYMBOL

ZONE A: SETBACK ZONE

- THIS ZONE WILL NORMALLY EXTEND OUT TO 20', BUT SOMETIMES UP TO 50' OR MORE FROM THE EDGE OF ANY STRUCTURES.
- EXTENDS BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE OR PROJECTION WHERE REVIEW IS REQUIRED BY THE FIRE CODE.
- IRRIGATION BY AUTOMATIC SYSTEMS SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION WITH HIGH LIVE FUEL MOISTURE AND GREATER FIRE RESISTANCE.
- LANDSCAPING AND VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS, MULCH, ADEQUATELY SPACED SMALL SHRUBS, AND HARDSCAPE/NON-FLAMMABLE MATERIALS. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
- PLANTS IN ZONE A SHALL BE INHERENTLY HIGHLY FIRE RESISTANT AND SPACED APPROPRIATELY.
- SPECIES SELECTION SHOULD BE MADE FROM THE APPROVED PLANT LIST. OTHER SPECIES NOT ON THE PLANT LIST MAY BE UTILIZED WITH PRIOR APPROVAL.
- THIS ZONE WILL TYPICALLY CONTAIN ANY MODERATE TO HIGH WATER USE PLANTS PROPOSED FOR THE SITE.
- SMALL TREES MAY BE UTILIZED WHEN APPROPRIATELY SPACED.
- LARGE TREES ARE GENERALLY NOT APPROPRIATE FOR USE WITHIN ZONE A.
- TARGET SPECIES WILL TYPICALLY NOT BE ALLOWED WITHIN 30' OR MORE OF COMBUSTIBLE STRUCTURES, AND MAY REQUIRE REMOVAL IF EXISTING ON SITE.
- VINES AND CLIMBING PLANTS SHALL NOT BE ALLOWED ON ANY STRUCTURE UNDER REVIEW OR ANY WALL, FENCE, OR OTHER SIMILAR FEATURES ATTACHED TO OR IN CLOSE PROXIMITY TO THE STRUCTURE UNDER REVIEW. ATTACHED PATIO COVERS AND OTHER SIMILAR STRUCTURES ADDED AFTER REVIEW OR INSPECTION REQUIRE REVIEW AND WILL NOT BE ALLOWED TO HAVE ANY VINES OR CLIMBING PLANTS.
- EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING AND REMOVAL OF SPECIES CONSTITUTING A HIGH FIRE RISK; INCLUDING BUT NOT LIMITED TO LAUREL SUMAC, CHAMISE, CEANOTHUS, SAGE, SAGE BRUSH, BUCKWHEAT, AND CALIFORNIA JUNIPER. ISOLATED SPECIMEN NATIVE SHRUBS MAY REMAIN IF APPROVED ON THE LANDSCAPE PLAN. REFER TO THE UNDESIRABLE PLANT LIST FOR ADDITIONAL SPECIES.
- TREES SHOULD BE LIMBED UP TO AT LEAST 6 FEET ABOVE BARE EARTH AND A MINIMUM OF 3 TIMES THE HEIGHT OF UNDERLYING PLANTS.
- THIS ZONE SHOULD BE FREE OF ANY COMBUSTIBLE STRUCTURES SUCH AS PATIOS, DECKS, TRELLISES, AND WOODEN FENCES.

ZONE B: IRRIGATION ZONE / TRANSITION ZONE

- THIS ZONE EXTENDS FROM EDGE OF ZONE A UP TO 100' FROM STRUCTURES. IRRIGATED AREAS EXTENDING PAST 100', SUCH AS MANUFACTURED SLOPES, WILL NEED TO MEET THE SPACING AND PLANTING REQUIREMENTS FOR THIS ZONE.
- LANDSCAPING AND VEGETATION IN THIS ZONE SHALL TYPICALLY CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS, AND ADEQUATELY SPACED SHRUBS AND TREES. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
- LANDSCAPING ALONG ACCESS ROADS REQUIRED FOR SLOPE STABILIZATION AS PART OF A GRADING PLAN THAT EXTENDS PAST 100' FROM A STRUCTURE, SHOULD TYPICALLY FOLLOW THE REQUIREMENTS FOR ZONE B.
- IRRIGATION BY AUTOMATIC SYSTEMS SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND INCREASE FIRE RESISTANCE.
- PLANTS IN ZONE B SHOULD BE FIRE RESISTANT AND SPACED APPROPRIATELY. SPECIES SELECTION SHOULD BE MADE REFERENCING THE APPENDIX: PLANT LIST. OTHER SPECIES MAY BE UTILIZED SUBJECT TO APPROVAL.
- EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING AND REMOVAL OF SPECIES CONSTITUTING A HIGH FIRE RISK; INCLUDING BUT NOT LIMITED TO LAUREL SUMAC, CHAMISE, CEANOTHUS, SAGE, SAGE BRUSH, BUCKWHEAT, AND CALIFORNIA JUNIPER. ISOLATED SPECIMEN NATIVE SHRUBS MAY REMAIN IF APPROVED ON THE LANDSCAPE PLAN. REFER TO THE UNDESIRABLE PLANT LIST FOR ADDITIONAL SPECIES THAT SHOULD BE MODIFIED AND/OR REMOVED.
- TREES SHOULD BE LIMBED UP TO AT LEAST 6 FEET ABOVE BARE EARTH AND A MINIMUM OF 3 TIMES THE HEIGHT OF UNDERLYING PLANTS.

ZONE C: NATIVE BRUSH THINNING ZONE

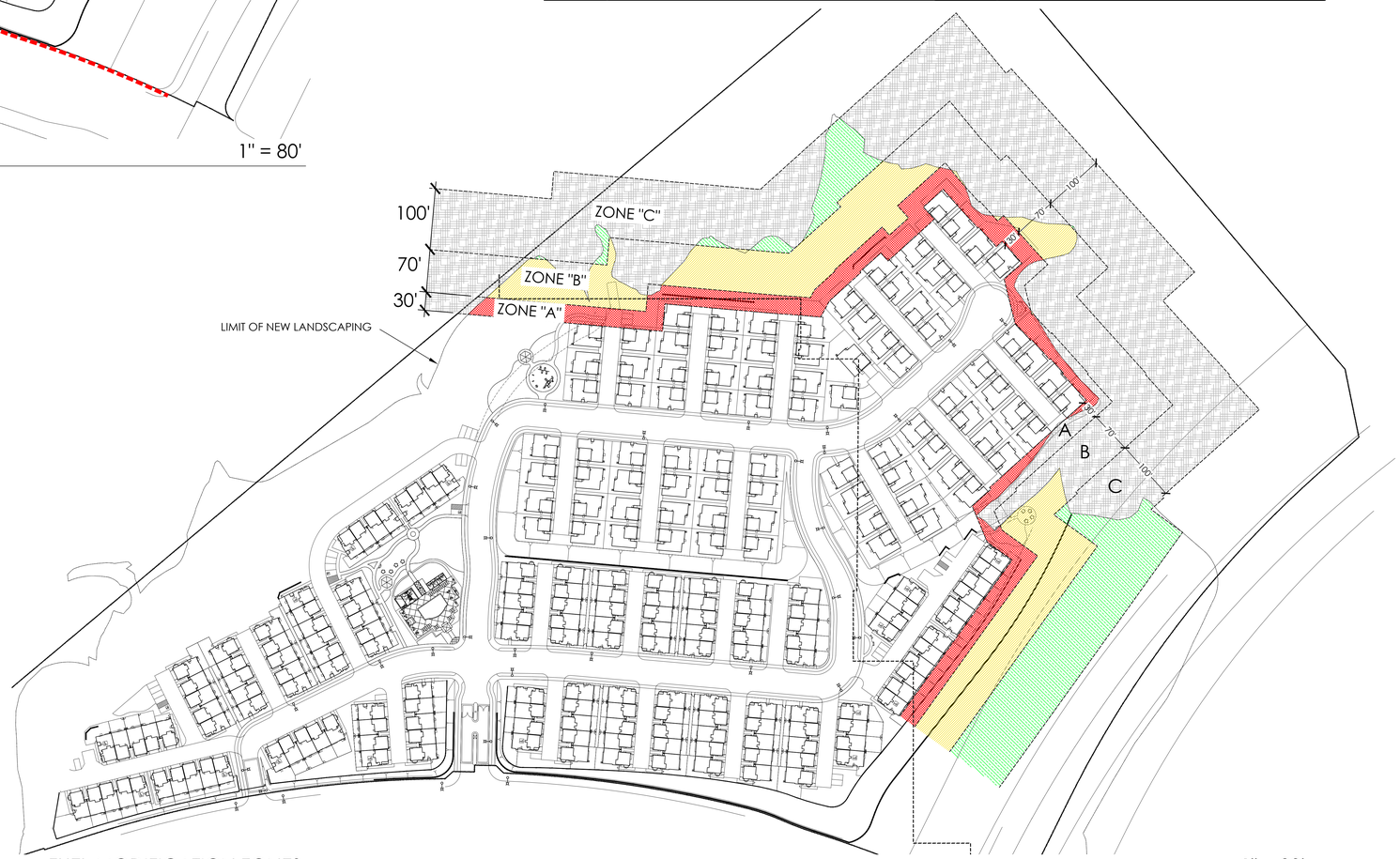
- THIS ZONE, IF APPLICABLE, MAY CONSIST MOSTLY OF NATIVE PLANTS WITH PROPER THINNING AND SPACING ACCORDING TO THE GUIDELINES AND VEGETATION REDUCTION REQUIREMENTS OF THE FIRE CODE.
- TYPICALLY EXTENDS FROM THE OUTERMOST EDGE OF ZONE B UP TO 200' FROM STRUCTURES.
- IRRIGATION SYSTEMS ARE NOT REQUIRED FOR THIS ZONE. (NATIVE PLANTS ARE GENERALLY NOT COMPATIBLE WITH REGULAR, NON-SEASONAL SUPPLEMENTAL WATER.)
- VEGETATION IN THIS ZONE WILL MAINLY CONSIST OF MODIFIED EXISTING NATIVE VEGETATION.
- ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES ARE ALLOWED IF APPROVED ON THE LANDSCAPE PLAN, BUT ARE GENERALLY NOT RECOMMENDED DUE TO WATER CONSERVATION GOALS.
- LANDSCAPE PLANTING WITH ORNAMENTAL OR NATIVE SPECIES TO MEET MINIMUM SLOPE COVERAGE REQUIREMENTS ASSOCIATED WITH GRADING PERMITS OR CITY OR COUNTY HILLSIDE ORDINANCES IS ALLOWED. IRRIGATION SHOULD BE IN PLACE AT LEAST AS LONG AS REQUIRED TO ESTABLISH AND NATURALIZE THE INSTALLED PLANTS. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT
- EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING AND REMOVAL OF SPECIES CONSTITUTING A HIGH FIRE RISK; INCLUDING BUT NOT LIMITED TO LAUREL SUMAC, CHAMISE, CEANOTHUS, SAGE, SAGE BRUSH, BUCKWHEAT, AND CALIFORNIA JUNIPER. REFER TO THE UNDESIRABLE PLANT LIST FOR ADDITIONAL SPECIES THAT SHOULD BE MODIFIED AND/OR REMOVED.
- REMOVE OF THE LOWER 1/3 OF LARGE SHRUBS AND ALL DEAD WOOD TO REDUCE FUEL LOADS.
- TREES SHOULD BE LIMBED UP TO AT LEAST 6' ABOVE BARE EARTH AND A MINIMUM OF 3 TIMES THE HEIGHT OF UNDERLYING PLANT AS OUTLINED IN THE MAINTENANCE SECTION.
- NATIVE PLANTS MAY BE REMOVED BY REDUCED AMOUNTS AS THE DISTANCE FROM DEVELOPMENT INCREASES.
- PLANTS IN ZONE C SHALL BE SPACED APPROPRIATELY TO MEET THE BRUSH CLEARANCE REQUIREMENTS.
- GENERAL SPACING FOR LARGE EXISTING NATIVE SHRUBS OR GROUPS OF SHRUBS IS 15' BETWEEN THE EDGES OF THE CANOPIES.
- GENERAL SPACING FOR EXISTING NATIVE TREES OR GROUPS OF TREES IS 30' BETWEEN THE EDGES OF THE CANOPIES. THIS WILL DEPEND ON THE SPECIES, TOPOGRAPHY, AND ORIENTATION ON THE SITE AMONG OTHER FACTORS.

EXISTING NATIVE VEGETATION

- EXISTING NATIVE VEGETATION WILL BE THINNED TO MATCH ZONE REQUIREMENTS.
- REMOVAL OF ALL FIRE HAZARD SPECIES

CONCEPTUAL PLANT LEGEND - FUEL MOD. ZONES

BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	WATER USE	SPACING
FUEL MODIFICATION ZONE "A" TREES					
CHITALPA X TASHKENTENSIS	CHITALPA	15 GALLON	20' X 20'	LOW	MINIMUM 60' O.C.
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	15 GALLON	18' X 25'	LOW	MINIMUM 60' O.C.
GELIERA PARVIFLORA	AUSTRALIAN WILLOW	15 GALLON	25' X 20'	LOW	MINIMUM 60' O.C.
HETEROMELES ARBUTIFOLIA	TOYON	15 GALLON	15' X 15'	LOW	MINIMUM 60' O.C.
FUEL MODIFICATION ZONE "A" SHRUBS					
BACCHARIS "CENTENNIAL"	COYOTE BRUSH	5 GALLON	3' X 6'	LOW	6' O.C.
CEANOTHUS "WHEELER CANYON"	WESTERN LILAC	5 GALLON	6' X 6'	LOW	6' O.C.
CISTUS PURPUREUS	ROCKROSE	5 GALLON	4' X 4'	LOW	4' O.C.
COTONEASTER LACTEUS	COTONEASTER	5 GALLON	8' X 8'	LOW	6' O.C.
HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	12' X 12'	LOW	8' O.C.
PYRACANTHA COCCINEA	PYRACANTHA	5 GALLON	8' X 8'	LOW	8' O.C.
RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GALLON	10' X 10'	LOW	8' O.C.
RHUS OVATA	SUGAR BUSH	5 GALLON	15' X 15'	LOW	12' O.C.
RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GALLON	3' X 3'	LOW	6' O.C.
FUEL MODIFICATION ZONE "A" SHRUBS					
ACACIA REDOLENS 'LOW BOY'	SPREADING ACACIA	1 GALLON	2' X 6'	LOW	4' O.C.
ARCTOSTAPHYLOS "MONTEREY CARPET"	MONTEREY MANZANITA	1 GALLON	1' X 10'	LOW	4' O.C.
BACCHARIS 'PIGEON POINT'	COYOTE BRUSH	1 GALLON	1' X 10'	LOW	4' O.C.
CEANOTHUS GLORIOSUS	POINT REYES CEANOTHUS	1 GALLON	2' X 12'	LOW	4' O.C.
CISTUS SALVIIFOLIUS	SAGELEAF ROCKROSE	1 GALLON	2' X 8'	LOW	4' O.C.
COTONEASTER S. 'EMERALD CARPET'	PROSTRATE COTONEASTER	1 GALLON	2' X 8'	LOW	4' O.C.
MAHONIA REPENS	CREEPING BARBERRY	1 GALLON	3' X 3'	LOW	6' O.C.
RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GALLON	3' X 3'	LOW	6' O.C.
FUEL MODIFICATION ZONE "B" TREES					
ARBUTUS 'MARINA'	NCN	15 GALLON	35' X 35'	LOW	MINIMUM 60' O.C.
BRACHYCHITON ACERIFOLIUS	FLAME TREE	15 GALLON	60' X 50'	LOW	MINIMUM 60' O.C.
CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	15 GALLON	25' X 15'	LOW	MINIMUM 60' O.C.
CHITALPA X TASHKENTENSIS	CHITALPA	15 GALLON	30' X 30'	LOW	MINIMUM 60' O.C.
LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GALLON	50' X 40'	LOW	MINIMUM 60' O.C.
FUEL MODIFICATION ZONE "B" SHRUBS					
BACCHARIS "CENTENNIAL"	COYOTE BRUSH	5 GALLON	3' X 6'	LOW	6' O.C.
CEANOTHUS "WHEELER CANYON"	WESTERN LILAC	5 GALLON	6' X 6'	LOW	6' O.C.
CISTUS PURPUREUS	ROCKROSE	5 GALLON	4' X 4'	LOW	4' O.C.
COTONEASTER LACTEUS	COTONEASTER	5 GALLON	8' X 8'	LOW	6' O.C.
HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	12' X 12'	LOW	8' O.C.
PYRACANTHA COCCINEA	PYRACANTHA	5 GALLON	8' X 8'	LOW	8' O.C.
RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GALLON	10' X 10'	LOW	8' O.C.
RHUS OVATA	SUGAR BUSH	5 GALLON	15' X 15'	LOW	12' O.C.
RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	5 GALLON	3' X 3'	LOW	6' O.C.
FUEL MODIFICATION ZONE "B" SHRUBS					
ACACIA REDOLENS 'LOW BOY'	SPREADING ACACIA	1 GALLON	2' X 6'	LOW	4' O.C.
ARCTOSTAPHYLOS "MONTEREY CARPET"	MONTEREY MANZANITA	1 GALLON	1' X 10'	LOW	4' O.C.
BACCHARIS 'PIGEON POINT'	COYOTE BRUSH	1 GALLON	1' X 10'	LOW	4' O.C.
CEANOTHUS GLORIOSUS	POINT REYES CEANOTHUS	1 GALLON	2' X 12'	LOW	4' O.C.
CISTUS SALVIIFOLIUS	SAGELEAF ROCKROSE	1 GALLON	2' X 8'	LOW	4' O.C.
COTONEASTER S. 'EMERALD CARPET'	PROSTRATE COTONEASTER	1 GALLON	2' X 8'	LOW	4' O.C.
MAHONIA REPENS	CREEPING BARBERRY	1 GALLON	3' X 3'	LOW	6' O.C.
RIBES VIBURNIFOLIUM	EVERGREEN CURRANT	1 GALLON	3' X 3'	LOW	6' O.C.



FUEL MODIFICATION ZONES

1" = 80'

0 40' 80' 160'

Scale: 1"=80'

NORTH

SHEET 5

LANDSCAPE MASTER PLAN FOR:

River Village

Santa Clarita, CA

Beazer Homes

FUEL MODIFICATION AND PEDESTRIAN WALKWAYS

David NEAULT ASSOCIATES Inc.
951 | 296 | 3430
www.dnaassociates.com

02.05.14

CITY OF SANTA CLARITA

INTEROFFICE MEMORANDUM

TO: Chairperson Heffernan and Members of the Planning Commission

FROM: Jeff W. Hogan AICP, Planning Manager

DATE: June 3, 2014

SUBJECT: CONTINUANCE OF MASTER CASE NO. 14-041

As part of its June 3, 2014 regular meeting, the Planning Commission was scheduled to hear Master Case 14-041, a request for the construction of a two-story, 81-unit Residential Service/Care Facility (senior apartment complex) located south of Newhall Ranch Road between West Rye Canyon Road and Vanderbilt Way at APN 2866-035-006. On May 22, 2014, after public notice was given and the site was posted, the City received a request from the applicant asking to continue the public hearing to July 1, 2014. The applicant intends to address issues that were identified by staff regarding the proposal. Please contact me if you have any questions.

JWH:DGP:
S:\CD\CURRENT\2014\14-041 (CUP 14-005, IS 14-002 Ford Ct)\PC Meeting\Continuance to 7 1 14.doc

Agenda Item: 3

CITY OF SANTA CLARITA

INTEROFFICE MEMORANDUM

TO: Chairperson Heffernan and Members of the Planning Commission

FROM: Jeff W. Hogan AICP, Planning Manager

DATE: June 3, 2014

SUBJECT: WITHDRAWAL OF MASTER CASE NO. 13-129

As part of its June 3, 2014 regular meeting, the Planning Commission was scheduled to hear Master Case 13-129, a request for a wireless telecommunication facility on an existing residential property located at 18623 Cedar Valley Way. On May 27, 2014, after public notice was given and the site was posted, the City received a request from the applicant formally asking to withdraw the request. Please contact me if you have any questions.

JWH:FLF:
S:\CD\CURRENT\!2013\13-129 (CUP for Cedar Valley Cell Site)\Planning Commission\Withdrawal Staff Report 6-3-14.doc

Agenda Item: 4

CITY OF SANTA CLARITA
STAFF REPORT
MASTER CASE NO. 13-196
CONDITIONAL USE PERMIT 13-016

DATE: June 3, 2014

TO: Chairperson Heffernan and Members of the Planning Commission

FROM: Jeff W. Hogan, Planning Manager

CASE PLANNER: Jessica M. Frank, Associate Planner

APPLICANT: AT&T Mobility

LOCATION: Mammoth Lane, north of Shenandoah Place
(APN 2854-064-900)

REQUEST: The applicant is requesting a conditional use permit to allow for the installation and operation of a 44-foot tall wireless telecommunication facility directly adjacent to an existing 38-foot tall Newhall County Water District tank.

BACKGROUND

On December 2, 2013, AT&T Mobility (applicant) submitted an application for a conditional use permit to install a wireless telecommunications facility on a Newhall County Water District property housing an existing water tank within an existing utility corridor. The project was deemed complete on December 10, 2013.

On July 19, 2011, the Planning Commission approved a similar AT&T Mobility wireless telecommunications facility on this project site under Master Case 10-117. This previous approval included two 35' tall monopoles and an equipment shelter in locations similar to that of this application. Conditional approvals have two years from the date of approval to act on a permit or the approval will expire. The applicant did not construct the project within the two years; as a result, the previous wireless telecommunications approval expired on July 19, 2013.

The project site also contains a 100' tall monopole with associated equipment cabinets for a wireless telecommunication facility. This facility was approved as a conditional use permit in October of 1996 for T-Mobile under the jurisdiction of Los Angeles County.

This project was originally scheduled to be heard at the January 7, 2014, Planning Commission meeting, however, the applicant requested the project be continued to allow the applicant to work with their noise consultant and the project engineer to ensure the proposed wireless facility

Agenda Item: 5

would have a no net increase in noise levels consistent with the City's Wireless Communication Ordinance.

PROJECT DESCRIPTION

The applicant's submittal includes the proposed installation and operation of a wireless telecommunications facility within an existing utility corridor, adjacent to an existing 38-foot tall water tank in the community of Canyon Country. The project site is currently graded flat and covered with asphalt. The proposed wireless facility would be located within the existing graded areas and would consist of six panel antennas on two new 44-foot tall slim line poles and two seven-foot tall equipment racks. The proposed antennas would be screened from view, located inside the 36-inch diameter slim line poles and the equipment racks would be ground mounted directly adjacent to the slim line poles behind existing chain-link fencing surrounding the water tank. The project also consists of one 10' x 45' equipment pad with seven equipment cabinets. The auxiliary equipment would be housed within a ten-foot tall, split-faced, roofed, masonry wall enclosure located adjacent to the water tank and behind existing shrubs and trees from an adjacent property.

GENERAL PLAN DESIGNATION AND ZONING

The Unified Development Code (UDC) requires approval of a conditional use permit (CUP) for wireless communications facilities proposed to be installed in a residential zone and for facilities above 35-feet in height. The City's Wireless Communication Ordinance encourages that wireless facilities use stealth design and that they be ground mounted in close proximity to existing above-ground utility structures such as water tanks to limit the proliferation of stand alone wireless facilities. The proposed antennas would be installed in the Urban Residential 2 (UR2) zone. With approval of the CUP and the associated conditions of approval, the wireless telecommunication facility will comply with the UDC, General Plan, and the City's Wireless Communication Ordinance.

The subject property is bounded to the north, south, east and west by single family residential uses.

	General Plan	Zoning	Land Use
Project	**UR2**	**UR2**	**Newhall Water District Tank**
North	UR2	UR2	Single Family Residential
South	UR2	UR2	Single Family Residential
West	UR2	UR2	Single Family Residential
East	UR2	UR2	Single Family Residential

ANALYSIS

UDC Compliance

The proposed antennas would be installed at a height of 44-feet on two new slim line poles in a residential zone, within an existing utility corridor, adjacent to an existing water tank and an existing 100-foot tall monopole. UDC Section 17.69.030 lists development requirements that pertain to wireless communication facilities and encourage ground mounted wireless facilities to be located only in close proximity to existing above-ground utility structures such as water tanks and to use screening methods to make the facility visually compatible with the surrounding structures. The proposed project is consistent with this section because the project is designed to hide all antennas from view by placing them within two slim line poles. The slim line poles will visually blend into the existing water tank and utility corridor as they would be painted similar colors as those existing on the tank. In addition, associated ground-mounted equipment will be located behind a decorative block wall enclosure. Existing trees and vegetation surrounds the project site, and would aid in softening the view of the proposed ground mounted equipment shelter and equipment racks and the bottom portions of the proposed monopoles.

With the approval of a conditional use permit, the proposed wireless facility meets the development standards set forth in Section 17.69.030 of the Unified Development Code which encourages location of ground mounted wireless facilities in close proximity to existing utility facilities with minimal aesthetic impact.

Aesthetics

The applicant is proposing to install six panel antennas on two new 44-foot tall slim line poles, two seven-foot tall equipment racks and one 10' x 45' equipment pad behind a ten-foot high, roofed, split-faced masonry wall enclosure. Supporting ground-mounted equipment cabinets would be located within the split-faced enclosure. The equipment will be located adjacent to the 38-foot tall water tank within an existing flat graded and asphalted area on top of a knoll. The site is surrounded by existing vegetation including pine trees that will provide a natural visual buffer of the proposed project from adjacent properties. The existing topography of the subject property in relation to the adjacent homes aids in softening the aesthetics of the wireless facility on the surrounding neighborhood. The closest residential structure to the wireless facility is approximately 310-feet away with the closest house having 120-feet in elevation separation below the proposed facility. The facility would be integrated into the existing environment in terms of finish and color to blend into the existing tank and would not negatively impact the physical character of the tank, or cause any other adverse aesthetic effects to the site or adjacent properties.

Noise

The applicant provided staff with an analysis regarding noise for the equipment cabinets that are proposed adjacent to the water tank. The analysis took into account the proposed block wall and solid roof with venting surrounding the equipment enclosure when determining noise impacts. Additionally, the proposed project would have sound dampening materials added to the inside of the enclosure. With the proposed design, it was determined that the project would not generate an increase in ambient noise levels. The noise generated by the project would not exceed the evening noise limits identified in Section 11.44.040 of the Santa Clarita Municipal Code of 55

decibels. Furthermore, according to the analysis, the proposed project would not exceed the current average ambient noise at the site, which is 43.0 decibels during day-time hours and 32.6 decibels at night. The closest residential structure is approximately 310-feet away from the proposed ground-mounted equipment.

General Plan Compliance

The Land Use Element of General Plan policy LU 4.4.4 dictates that the City work to protect and enhance public utility facilities as necessary to maintain the safety, reliability, integrity, and security of essential public service systems for all Valley residents. As proposed, the project would improve the City's cellular coverage and service. The proposed project is also consistent with Policy N 1.1.4 of the Noise Element of the General Plan by controlling noise sources adjacent to residential development by creating no new net increases in noise.

With approval of a conditional use permit, together with the conditions of approval, the wireless telecommunication facility, as proposed, would comply with the City's General Plan by supporting Policies LU 4.4.4 and N 1.1.4 of the Land Use and Noise Elements.

FEDERAL COMMUNICATIONS COMMISSION REGULATIONS

The Telecommunications Act of 1996 requires the Federal Communications Commission (FCC) to prescribe and make effective regulations governing the environmental effects of radio frequency (RF) emissions for telecommunication facilities. Local jurisdictions are preempted by the Federal Communications Commission under the Federal Telecommunications Act of 1996 from making decisions based on environmental and health effects related to radio frequency emissions from wireless telecommunications facilities. The proposed project would operate in compliance with these regulations. Therefore, no potential hazard to the public's health or safety would result from radio frequency emissions relative to the proposed wireless telecommunication facility.

ENVIRONMENTAL STATUS

An Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA). The Initial Study determined that there are no environmental impacts related to the proposed wireless facility. Therefore, a Negative Declaration was prepared in accordance with Section 15070 of CEQA.

PUBLIC COMMENT

As required by the Unified Development Code, sixty-six (66) property owners within a 1,000-foot radius of the subject property were notified of the public hearing by mail. A public notice was placed in The Signal on May 13, 2014, and a sign was posted at the site on May 20, 2014, for this public hearing. To date, the Community Development Department has received no correspondence in response to this proposal.

RECOMMENDATION

Staff recommends that the Planning Commission:

Adopt Resolution P14-03, approving Master Case No. 13-196, Conditional Use Permit 13-016 to allow for the construction of a wireless telecommunications facility adjacent to an existing water tank within an existing utility corridor located on Mammoth Lane, north of Shenandoah Place (APN 2854-064-900), subject to the attached Conditions of Approval (Exhibit A).

ATTACHMENTS

Resolution P14-03
Conditions of Approval (Exhibit A)
Aerial Map
Site Plan
Visual Simulations
Initial Study/Negative Declaration
Noise Assessment Report
Propagation Maps

S:\CD\CURRENT\!2013\13-196 (CUP13-016)\Planning Commission\13-196 Staff Report.doc

RESOLUTION NO. P14-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA APPROVING MASTER CASE NO. 13-196, CONDITIONAL USE PERMIT 13-016 TO ALLOW THE INSTALLATION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY LOCATED ADJACENT TO A NEWHALL COUNTY WATER DISTRICT TANK ON MAMMOTH LANE NORTH OF SHENANDOAH PLACE, ASSESSOR PARCEL NUMBER 2854-064-900, IN THE CITY OF SANTA CLARITA

THE PLANNING COMMISSION OF THE CITY OF SANTA CLARITA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. FINDINGS OF FACT. The Planning Commission does hereby make the following findings of fact:

A. On July 19, 2011, the Planning Commission approved a telecommunications facility proposed by AT&T Mobility (hereinafter "Applicant") located at APN 2854-064-900 (hereinafter "Subject Site") under Master Case 10-117. The Applicant did not construct the project within two years of approval; as a result, the approval expired on July 19, 2013;

B. An application for Master Case No. 13-196 (Conditional Use Permit 13-016) was filed by the Applicant with the City of Santa Clarita on December 2, 2013. The property for which this application was filed is located on the Subject Site;

C. The application was deemed complete on December 10, 2013;

D. On January 7, 2014, the Applicant submitted a letter to City staff requesting the item that was duly noticed and scheduled for the January 7, 2014, Planning Commission public hearing be continued;

E. On January 7, 2014, at the regular meeting, the City of Santa Clarita Planning Commission continued the item to a date uncertain;

F. The request is to install and operate a wireless telecommunication facility on the Subject Site within an existing utility corridor. The facility is proposed to have six panel antennas on two new 44-foot tall slim line poles, two seven-foot tall equipment racks and one 10' x 45' equipment pad holding seven cabinets behind a ten-foot high, roofed, split-faced masonry wall enclosure;

G. The zoning and General Plan designation for the Subject Site is UR2 (Urban Residential 2);

H. The surrounding land uses include single-family residential on all sides of the Subject Site;

I. On June 3, 2014, a duly noticed public hearing was held before the City of Santa Clarita Planning Commission at 6:00 p.m. at City Hall, Council Chambers, 23920 Valencia Boulevard, Santa Clarita; and

J. At this public hearing, the Planning Commission considered the staff report, staff presentation, Applicant's presentation, and public testimony.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS. Based upon the foregoing facts and findings, the Planning Commission hereby find as follows:

A. An Initial Study and a Negative Declaration for this project have been prepared in compliance with the California Environmental Quality Act (CEQA);

B. The Initial Study has been circulated for review and comment by affected governmental agencies and the public, and all comments received, if any, have been considered. The Negative Declaration was posted and advertised on May 13, 2014, in accordance with CEQA. The public review period was open from May 13, 2014 through June 3, 2014;

C. There is no substantial evidence that the project will have a significant effect on the environment. The Negative Declaration reflects the independent judgment of the City of Santa Clarita;

D. The location of the documents and other material which constitutes the record of proceedings upon which the decision of the Planning Commission is the Master Case No. 13-196 project file within the Community Development Department and is in the custody of the Director of Community Development; and

E. The Planning Commission, based upon the findings set forth above, hereby finds that the Negative Declaration for this project has been prepared in compliance with CEQA.

SECTION 3. GENERAL FINDINGS FOR MASTER CASE NO. 13-196. Based on the foregoing facts and findings for Master Case No. 13-196, the Planning Commission hereby determines as follows:

A. That the proposal is consistent with the General Plan;

The proposed unmanned wireless telecommunications facility as proposed is consistent with the goals, policies and objectives of the General Plan. Specifically, the Land Use Element of General Plan policy LU 4.4.4 dictates that the City work to protect and enhance public utility facilities as necessary to maintain the safety, reliability, integrity, and security of essential public service systems for all Valley residents. As proposed, the project would improve the City's cellular coverage and service. The proposed project is also consistent with Policy N 1.1.4 of the Noise Element of the General Plan by controlling noise sources adjacent to residential development by creating no new net increases in noise as determined by noise analysis.

B. The proposal is allowed within the applicable underlying zone and complies with all other applicable provisions of the UDC;

With the approval of a CUP the proposed project complies with the Unified Development Code; including the development standards outlined in the Wireless Communication Ordinance (Section 17.17.040.N). As required by the ordinance, the proposed antennas would be hidden in two slim line poles and would be visually integrated into the appearance of the existing water tank by using like textures and colors on the poles to blend into the existing water tank. The seven-foot tall equipment racks would be located within an existing graded area behind an existing fence and landscaping. Equipment cabinets including all other associated wireless equipment would be placed within a ten-foot tall, roofed, split-faced masonry enclosure located behind the existing chain-link fencing and landscaping. In addition, a noise analysis was completed and indicates there will be no net increase in ambient noise with the operation of the facility in compliance with the UDC.

C. The proposal will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and

The proposed wireless facility would be installed adjacent to an existing water tower within an existing utility corridor and would be consistent with the tower and natural environment in terms of color and finish. The auxiliary equipment would be located within a ten-foot tall roofed split-faced masonry enclosure with a locked entry door making it inaccessible to unauthorized persons. The proposed wireless facility is required to comply with the Federal Communications Commission regulations to ensure that there is no potential hazard to the public's health or safety. Therefore, the wireless telecommunications facility would not be detrimental to the public's health, safety, or welfare, nor would it be materially injurious to properties or improvements in the vicinity.

D. The proposal is physically suitable for the site. The factors related to the proposal's physical suitability for the site shall include, but are not limited to, the following:

1) The design, location, shape, size, and operating characteristics are suitable for the proposed use;

The proposed wireless facility will be located within an existing utility corridor on a flat, previously graded and asphalted portion of the project site in a location that will not interfere with existing on-site vehicle maintenance access of the water tanks. The equipment will blend in with the existing water tank and wireless facility in terms of color and finish. The proposed project area is at a higher elevation that the surrounding residential properties and both a landscaped hillside and natural hillside

act as natural buffer to the proposed facility. All associated equipment will be screened within a roofed equipment shelter.

2) The highways or streets that provide access to the site are of sufficient width and are improved as necessary to carry the kind and quantity of traffic such proposal would generate;

   The proposed wireless facility would be unmanned and thus would not generate traffic or impact the physical character or capacity of surrounding streets. The wireless facility would not change the nature or use of the existing uses on-site, nor would it affect any of the current or future uses of the subject property.

3) Public protection services (e.g., Fire protection, Sheriff protection, etc.) are readily available; and

   The project site is located in a developed portion of the City within an existing utility corridor that is served by public facilities, services, and utilities. The site is unmanned; therefore, the proposed project is not anticipated to generate significant additional demand on public facilities, services, and utilities.

   The Land Use Element of General Plan policy LU 4.4.4 envisions that the City work to protect and enhance public utility facilities as necessary to maintain the safety, reliability, integrity, and security of essential public service systems for all Valley residents. As proposed, the project would improve the City's cellular coverage and service.

4) The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.) is adequate to serve the site.

   The proposed wireless telecommunications facility would be located on an existing graded property within an existing utility corridor that houses a water tank and has adequate electrical service. It is located adjacent to an existing residential area within a developed section of the City. The facility is unmanned; therefore no impact would occur to schools and no services for potable water or wastewater collection, treatment, or disposal is needed. The proposed facility would not alter the existing site drainage and will not produce any additional solid waste onsite. The facility is unmanned; therefore, no impacts on schools or potable water are anticipated.

SECTION 4. NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Santa Clarita, California, as follows:

Approve Master Case 13-196, Conditional Use Permit 13-016, to allow for the installation and operation of a wireless telecommunications facility, located at APN

2854-064-900, subject to the attached conditions of approval (Exhibit A)

PASSED, APPROVED, AND ADOPTED this 3rd day of June, 2014.

CHARLES HEFFERNAN, CHAIRPERSON
PLANNING COMMISSION

ATTEST:

JEFF W. HOGAN, SECRETARY
PLANNING COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF SANTA CLARITA)

I, Jeff W. Hogan, Planning Commission Secretary of the City of Santa Clarita, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Santa Clarita at a regular meeting thereof, held on the 3rd day of June, 2014 by the following vote of the Planning Commission:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

PLANNING COMMISSION SECRETARY

EXHIBIT A
CONDITIONS OF APPROVAL
MASTER CASE 13-196
CONDITIONAL USE PERMIT 13-016
CONDITIONS OF APPROVAL

GENERAL CONDITIONS

GC1. The approval of this project shall expire if the approved use is not commenced within two (2) years from the date of conditional approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's Unified Development Code (UDC).

GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval shall be terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced, any discontinuation of the use approved with this project for a continuous period of one hundred eighty (180) calendar days or more shall terminate the approval of this use along with any associated vested rights to such use. The pre-existing legal use shall not be re-established or resumed after the one hundred eight (180) day period. Discontinuation shall include cessation of a use regardless of intent to resume.

GC3. The applicant shall be responsible for notifying the Director of Community Development in writing of any change in ownership, designation of a new engineer, or change in the status of the developer, within 30 days of said change.

GC4. Unless otherwise apparent from the context, the term "applicant" shall include the applicant and any other persons, corporation, or other entity making use of this grant. The applicant shall defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of this project, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant, or if the city fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this Condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both the following occur: 1) the City bears its own attorney's fees and costs; and 2) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.

GC5. The property shall be developed and maintained in substantial conformance with the approvals granted by the City. Any modifications shall be subject to further review by the City.

GC6. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed with the Director of Community Development, their affidavit (Acceptance Form) stating that they are aware of, and agree to accept, all of the conditions of this grant.

GC7. Details shown on the site plan are not necessarily approved. Any details which are inconsistent with the requirements of state or local ordinances, general conditions of approval, or City policies and not modified by this permit must be specifically approved in writing.

GC8. It is further declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.

PLANNING DIVSION

PL1. The applicant shall be permitted to install an unmanned wireless telecommunications facility on an existing Newhall County Water District property located on Mammoth Lane, north of Shenandoah Place (APN 2854-064-900) in the City of Santa Clarita, including two (2) 44' tall new slim line poles with a total of six (6) antennas, two (2) seven-foot tall equipment racks and one (1) 10' by 45' equipment pad holding seven cabinets with a ten-foot high solid roof masonry wall enclosure, consistent with the approved site plan on file with the Planning Division. Any change in size, location or configuration shall be subject to the review of the Director of Community Development, and may require approval of the Planning Commission.

PL2. Prior to issuance of building permits, the applicant shall comply with all applicable regulations and fees of affected agencies including the Los Angeles County Fire Department.

PL3. All requirements of the Unified Development Code (UDC) and specific zoning for the subject property shall be complied with unless set forth in this permit and shown on the approved site plan.

PL4. The wireless telecommunications facility and antennas shall be designed and painted to appear as an integral part of the existing structures, shall be located to minimize visual impacts and consistent with the approved site plan and visual simulations on file with the City of Santa Clarita's Planning Division.

PL5. If at any time the adjacent water tank is repainted to a different color, the applicant is responsible to paint the wireless facility stealth monopoles and antenna a matching color. The applicant shall get approval from the City of Santa Clarita's Planning Division prior to changing the color of the facility.

PL6. All antennas shall meet the minimum siting distances to habitable structures required for compliance with Federal Communications Commission (FCC) regulations and standards governing the environmental effects of radio frequency emissions.

PL7. The proposed wireless communication facility shall conform to all standards and guidelines of the City's UDC including chapter 17.69 (Wireless Communication Facilities and Satellite Dish Antennas).

PL8. The telecommunications facility shall not bear any signs or advertising devices other than certification, warning, or required signage. All required seals and signage shall be obscured by fencing, building or screening when, and as much as, possible.

PL9. All wire or cable necessary for operation of the facility including reception shall be adequately screened from public view as part of construction.

PL10. The wireless telecommunications facility shall not restrict access to any existing antenna or potential future antenna location which could be used either by the permitee or by another provider.

PL11. The applicant is required to obtain a building permit prior to the construction of the proposed facility and is required to meet all requirements set forth by the City of Santa Clarita Building and Safety Division.

PL12. Necessary equipment for the proposed project shall be located in a locked or otherwise secured area that is not accessible to unauthorized persons. All wireless telecommunication facilities shall be designed to prevent unauthorized climbing.

PL13. The operation of the facility shall not cause interference with any electrical equipment in the surrounding neighborhoods, including television, radio, telephone or computer use, nor may the antenna create harmful interference between any other telecommunication facilities, including City-owned communication facilities.

PL14. All wireless facilities shall comply with City adopted noise standards. All equipment, including accessory equipment shall comply with the City's noise standards as set forth in the City's noise ordinance. If necessary, equipment shall be replaced or modified with noise dampening materials or techniques to come into compliance with City standards.

<u>DEVELOPMENT SERVICES DIVISION</u>

EN1. Prior to issuance of building permit, the applicant shall provide proof of legal access from Mammoth Lane to the proposed facilities, and delineate said access on the plan. If legal access cannot be proven, the applicant shall record an easement with County Recorder for

ingress and egress off of Mammoth Lane, across all residential parcels and the Newhall County Water District parcel.

EN2. Prior to issuance of building permit, the applicant shall obtain a notarized Letter of Permission from each impacted property owner for construction of proposed facility and record an access easement if necessary.

EN3. Prior to any construction (including, but not limited to, drive approaches, sidewalks, curb and gutter, etc.), trenching or grading within public or private street right-of-way, the applicant shall obtain encroachment permits from the Engineering Division.

BUILDING AND SAFETY DIVISION

BS1. Detailed construction plans for the wireless facility shall be submitted to the Building and Safety Division for plan review and building permit issuance. Supporting documentation, such as structural calculations and energy calculations shall be included in the plan submittal package.

BS2. Plans submitted for plan review shall show full compliance with the California Building Codes in effect at the time the plans and building permit application are submitted. The current California codes are: 2010 California Building, Mechanical, Plumbing, and Electrical Codes, and the 2008 California Energy Code. If the application date for the building permit is after January 1, 2014, the submitted plans shall comply with the new 2013 California Codes.

BS3. Plans submitted to Building and Safety for plan review shall be 100% complete. Plans submitted shall show all work being performed for this project including Architectural, Structural, Mechanical, Electrical and Plumbing. Plans shall be prepared by a licensed Design Professional (architect or engineer).

BS4. Submitted plans shall be stamped and signed by a California Licensed Architect or Engineer qualified to design the type of work proposed.

BS5. Prior to submitting plans to Building and Safety for plan review, please contact Deanna Hamrick or Racheal Allen, at (661) 255-4935, for project addressing or address verification.

BS6. The site plan submitted to building and safety shall show all lot lines, easements, restricted use areas, etc. Any structures proposed in an easement shall obtain written permission from the easement holder(s).

BS7. All buildings, walls, fences, retaining walls and other structures shall be setback from the adjacent ascending or descending slopes per section 1805.3 California Building Code.

BS8. Prior to issuance of building permits, clearances from other agencies may be required. Contact Building and Safety for the list of agency clearances required for this project.

BS9. These conditions are based on a review of preliminary plans submitted by the applicant. Additional comments and more detailed building code requirements will be listed during the plan review process when plans are formally submitted to Building and Safety.

ENVIRONMENTAL SERVICES

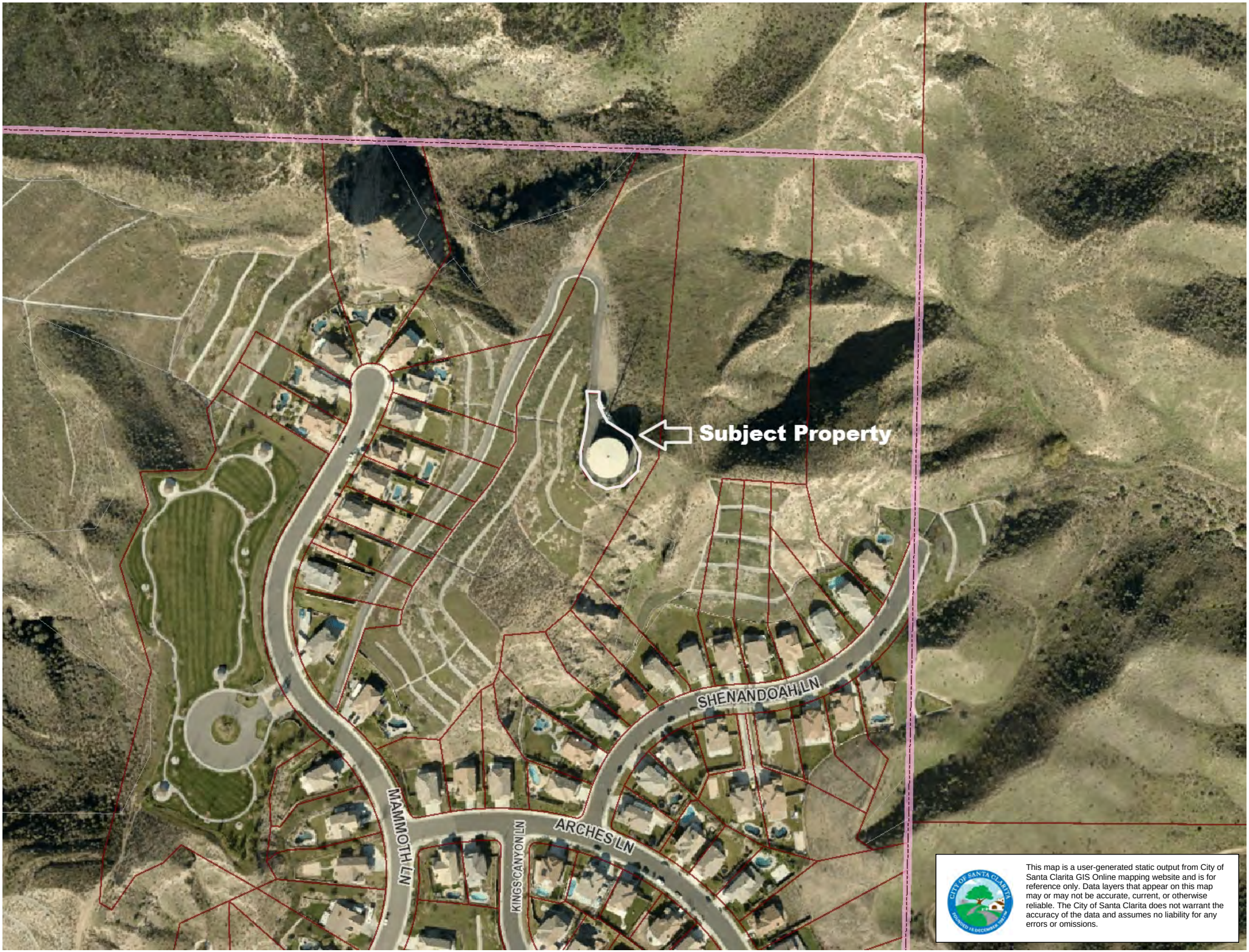
ES1. All demolition projects regardless of valuation and new construction projects valuated greater than $500,000 must comply with the City's Construction and Demolition Materials (C&D) Recycling Ordinance.

ES2. C&D Materials Recycling Ordinance:

- A Construction and Demolition Materials Management Plan (C&DMMP) must be prepared and approved by the Environmental Services Division prior to obtaining any grading or building permits.
- A minimum of 50% of the entire project's inert (dirt, rock, bricks, etc.) waste and 50% of the remaining C&D waste must be recycled or reused rather than disposing in a landfill.
- A deposit of 3% of the estimated total project cost or $25,000, whichever is less, is required. The full deposit will be returned to the applicant upon proving that 50% of the inert and remaining C&D waste was recycled or reused.

ES3. Per the California Green Building Standards Code, 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

ES4. All projects within the City that are not self-hauling their waste materials must use one of the City's franchised haulers for temporary and roll-off bin collection services. Please contact Environmental Services staff at 661-286-4098 for a complete list of franchised haulers in the City.



This map is a user-generated static output from City of Santa Clarita GIS Online mapping website and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. The City of Santa Clarita does not warrant the accuracy of the data and assumes no liability for any errors or omissions.

SITE NUMBER: NL0413
SITE NAME: NCWD MAMMOTH LANE WATER TANK

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER:	NEWHALL WATER DISTRICT 23780 PINE STREET SANTA CLARITA, CA 91321 (661) 702-4422 CONTACT: ROCHELLE PATTERSON
APPLICANT: ADDRESS:	AT&T 12900 PARK PLAZA DRIVE CERRITOS, CA 90703 CONTACT: MARK RIVERA RF ENGINEER: JIMMY DIAZ PHONE: (805) 340-0002
LEASE AREA	10' x 45' (450 SQUARE FEET)
LATITUDE (NAD 83):	34°26'50.88"N
LONGITUDE (NAD 83):	118°22'50.65" W
LONGITUDE/LATITUDE TYPE:	NAD 83
GROUND ELEVATION:	429.70' AMSL
APN #:	2854-064-900
ZONING JURISDICTION:	COUNTY OF LOS ANGELES
CURRENT ZONING:	RS
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
EXISTING OCCUPANCY:	N/A
OCCUPANCY CLASSIFICATION:	2010 CBC: B
TYPE OF CONSTRUCTION:	2010 CBC: VB

PROJECT TEAM

PROJECT MANAGER:
BLACK & VEATCH
12750 CENTER COURT DRIVE, SUITE 330
CERRITOS, CA 90703
CONTACT: SCOTT HORSLEY
PHONE: (562) 345-9548
HorsleyS@bv.com

CONSTRUCTION MANAGER:
BLACK & VEATCH
12750 CENTER COURT DRIVE, SUITE 330
CERRITOS, CA 90703
CONTACT: JAKE SOWERS
PHONE: (562) 293-7303
SowersJ@overlandcontracting.com

RF ENGINEER:
AT&T
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703
CONTACT: JIMMY DIAZ
PHONE: (805) 340-0002
jimmy.diaz@att.com

LAND USE & PLANNING:
ROBERT McCORMICK
3618 W. ESTATES LANE, SUITE B
ROLLING HILLS, CA 90274
CONTACT: ROBERT McCORMICK
PHONE: (310) 547-7413
mccormickco@earthlink.net

SITE ACQUISITION:
ROBERT McCORMICK
3618 W. ESTATES LANE, SUITE B
ROLLING HILLS, CA 90274
CONTACT: ROBERT McCORMICK
PHONE: (310) 547-7413
mccormickco@earthlink.net

UTILITY COORDINATOR:
CONTACT: CHRIS LANE
PHONE: (805) 450-5764
EMAIL:
LaneCC@overlandcontracting.com

ARCHITECT:
OMNI DESIGN GROUP, INC.
689 TANK FARM ROAD, SUITE 140
SAN LUIS OBISPO, CA 93401
PHONE: (805) 544-9700
FAX: (805) 544-4327
ARCHITECT: J.McALPIN (C-23402)
PROJECT MANAGER: MARTIN DOUBEK
mdoubek@odgslo.com

SURVEYOR:
OMNI DESIGN GROUP, INC.
689 TANK FARM ROAD, SUITE 140
SAN LUIS OBISPO, CA 93401
CONTACT: D. MARCHELL (LS-6375)
PHONE: (805) 544-9700
FAX: (805) 544-4327

PROJECT: NSB (OUTDOOR)
ADDRESS: 29251 MAMMOTH LANE
SANTA CLARITA, CA 91387

LOCATION MAPS

VICINITY MAP

LOCAL MAP

NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE: 12900 PARK PLAZA DRIVE, CERRITOS, CA 90703

DEPART PARK PLAZA DR TOWARD SHOEMAKER AVE., TURN RIGHT ONTO SHOEMAKER AVE., TURN LEFT ONTO 183RD ST., TAKE RAMP RIGHT FOR CA-91 W., TAKE RAMP RIGHT FOR I-605 NORTH TOWARD ALONDRA BLVD., TAKE RAMP RIGHT FOR I-5 NORTH TOWARD LOS ANGELES, KEEP STRAIGHT ONTO I-5 N / I-10 E., KEEP STRAIGHT ONTO I-5 N., BEAR RIGHT ONTO I-5 N. TAKE RAMP RIGHT FOR CA-14 NORTH TOWARD LANCASTER / PALMDALE. AT EXIT 11, TAKE RAMP RIGHT TOWARD SOLEDAD CANYON ROAD. BEAR LEFT ONTO LOST CANYON RD. TURN LEFT ONTO SOLEDAD CANYON RD., TURN RIGHT ONTO MAMMOTH LN. FOLLOW MAMMOTH LANE TO ENTRANCE TO SITE.

ZONING

IF USING 11" X 17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT DESCRIPTION

SHEET #:	SHEET TITLE
T-1	TITLE SHEET
C-1	LEASE AREA DETAIL, SITE AND BOUNDARY PLAN
A-1	SITE PLAN
A-2	EQUIPMENT PLAN
A-3	ANTENNA PLANS
A-4	SOUTH & WEST ELEVATIONS
A-5	EAST ELEVATION

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO CONSTRUCT A NEW WIRELESS INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF (2) NEW 44' TALL POLES WITH RADOMES
- INSTALLATION OF (6) PANEL ANTENNAS, (2 PER SECTOR) WITHIN NEW RADOMES
- INSTALLATION OF (1) NEW 10' X 45' LEASE AREA WITH CMU SOUND BARRIER
- INSTALLATION OF NEW EQUIPMENT CABINETS ON A NEW CONCRETE PAD
- INSTALLATION OF (12) RRU'S (4) PER SECTOR
- INSTALLATION OF (2) AT&T GPS/911 UNITS
- INSTALLATION OF FIBER OPTIC AND DC POWER CABLE RUNS FROM EQUIPMENTTO ANTENNAS
- INSTALLATION OF POWER AND TELCO SERVICES TO EQUIPMENT AREA
- INSTALLATION OF DC SURGE SUPPRESSION SYSTEM

APPROVALS (AT&T - B&V INTERNAL)

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF ENGINEER: _____ DATE: _____

AT&T MANAGER: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

CONSTRUCTION MANAGER: _____ DATE: _____

UTILITY COORDINATOR: _____ DATE: _____

ZONING: _____ DATE: _____

BV PROJECT MANAGER: _____ DATE: _____

CODE COMPLIANCE

APPLICABLE CODES & REGULATIONS OF AUTHORITIES HAVING JURISDICTION
(CITY/COUNTY) OF XXXXXXXX CODE, LATEST ADOPTED EDITION

1. CALIFORNIA BUILDING CODE - TITLE 24, AS ADOPTED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION, LATEST ADOPTED EDITION.
   PART 1, BUILDING STANDARDS ADMINISTRATIVE CODE
   PART 2, CALIFORNIA BUILDING CODE
   PART 3, CALIFORNIA ELECTRICAL CODE
   PART 4, CALIFORNIA MECHANICAL CODE
   PART 5, CALIFORNIA PLUMBING CODE
   PART 6, CALIFORNIA ENERGY CODE
   PART 8, CALIFORNIA HISTORICAL BUILDING CODE
   PART 9, CALIFORNIA FIRE CODE
   PART 10, CALIFORNIA EXISTING BUILDING CODE
   PART 11, CALIFORNIA GREEN BUILDING STANDARDS CODE
   PART 12, CALIFORNIA REFERENCE STANDARDS CODE
2. THE CALIFORNIA ADMINISTRATIVE CODE, TITLE 19 (INDUSTRIAL RELATIONS, PUBLIC SAFETY)
3. THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT
4. THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, LATEST EDITION
5. REQUIREMENTS OF THE REGIONAL WATER BOARD
6. AIR QUALITY MANAGEMENT DISTRICT REGULATIONS

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
800-227-2600
48 HOURS BEFORE YOU DIG

12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

BLACK & VEATCH
12750 CENTER COURT DRIVE
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omni DESIGN GROUP
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San Luis Obispo, California 93401
Phone: (805) 544-9700
www.omnidesigngroup.com
email: omni@odgslo.com

PROJECT NO:	1015-71A
DRAWN BY:	M. CLAWSON
CHECKED BY:	M. DOUBEK

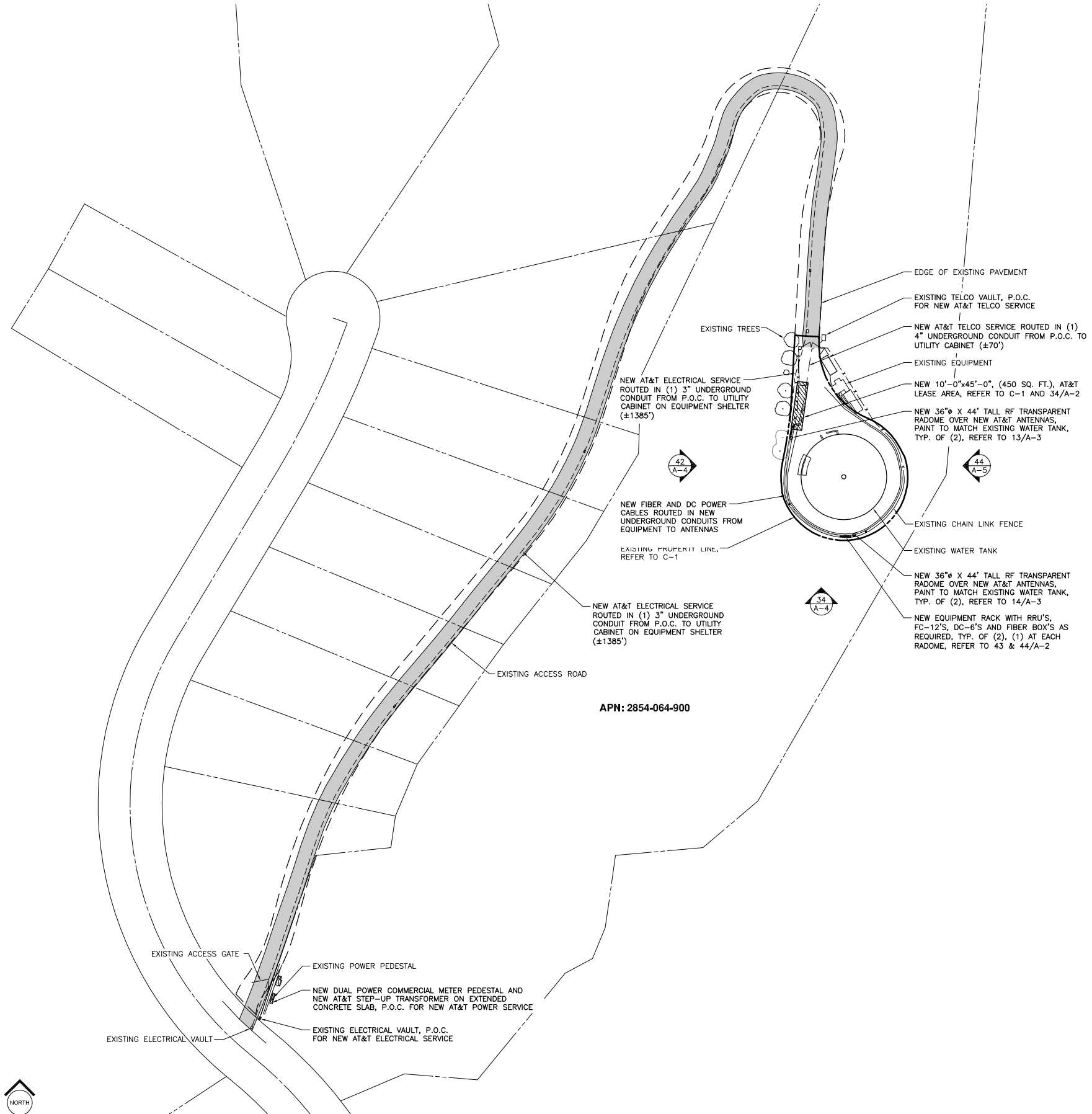
REV	DATE	DESCRIPTION
A	06/26/13	90% ZD'S ISSUED FOR REVIEW
0	07/08/13	100% ZD'S ISSUED FOR SUBMITTAL
1	02/12/14	100% ZD'S EQUIPMENT LABLES CHANGED
2	02/19/14	10' WALL / REMOVE (3) CABINETS
3	03/12/14	8' WALL WITH ROOF AND VENTS
4	03/19/14	10' WALL SCREENING ROOF VENTS
4	04/01/14	ADD 10' WALL ON SOUTH SIDE

IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER THIS DOCUMENT UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE PROJECT ARCHITECT OR ENGINEER OF RECORD.

NL0413
NCWD MAMMOTH LANE WT
29251 MAMMOTH LANE
SANTA CLARITA, CA 91387
GROUND BUILD/MONOPOLE

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



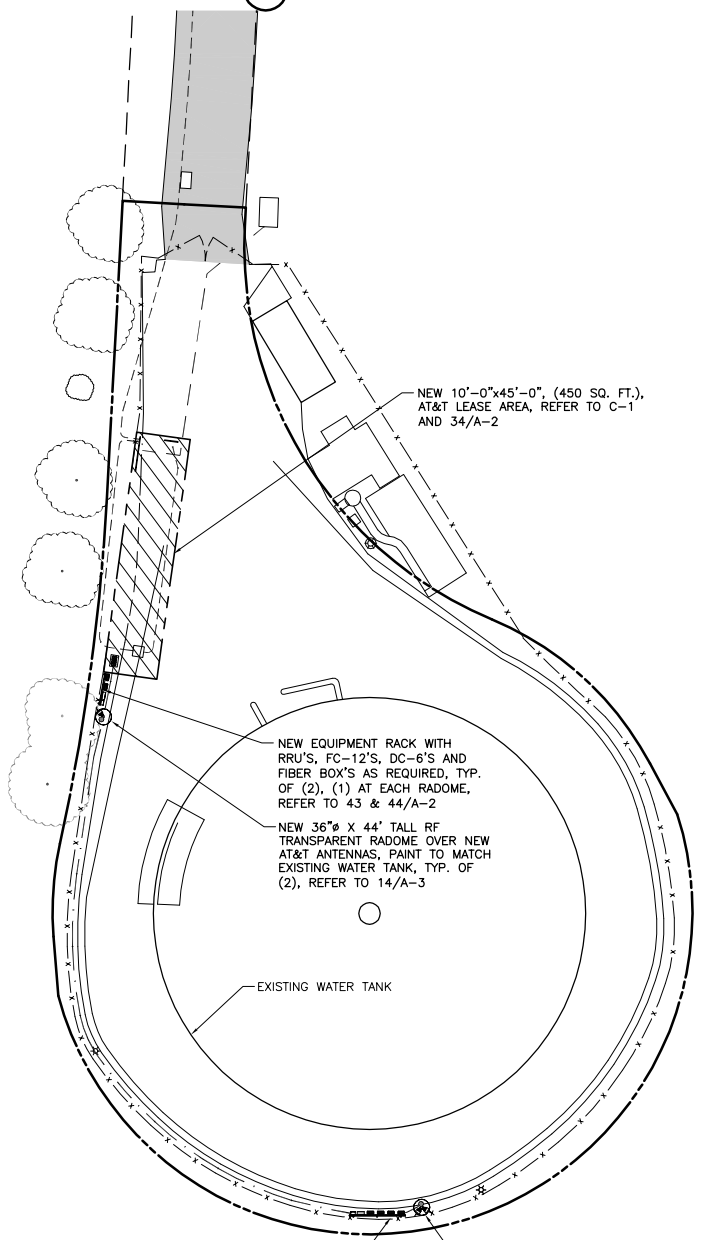
54 SITE PLAN
SCALE: 1"=50'-0"

1. POINTS OF CONNECTION FOR AT&T COMMUNICATION ELECTRICAL AND TELCO SERVICE TO BE VERIFIED BY AT&T COMMUNICATION UTILITY COORDINATOR.

2. RADOME AND POLE FOOTING ENGINEERING PREPARED BY OTHERS. OMNI DESIGN GROUP NOT RESPONSIBLE FOR THIS SCOPE OF WORK.

3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

11 GENERAL NOTES



24 ENLARGED SITE PLAN
SCALE: 1/16"=1'-0"

at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

BLACK & VEATCH
12750 CENTER COURT DRIVE
SUITE #600
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email: omni@odgslo.com

PROJECT NO:	1015-71A
DRAWN BY:	M. CLAWSON
CHECKED BY:	M. DOUBEK

REV	DATE	DESCRIPTION
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4	04/01/14	ADD 10' WALL ON SOUTH SIDE

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NL0413
NCWD MAMMOTH LANE WT
29251 MAMMOTH LANE
SANTA CLARITA, CA 91387
GROUND BUILD/MONOPOLE

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1

1. POINTS OF CONNECTION FOR AT&T COMMUNICATION ELECTRICAL AND TELCO SERVICE TO BE VERIFIED BY AT&T COMMUNICATION UTILITY COORDINATOR.

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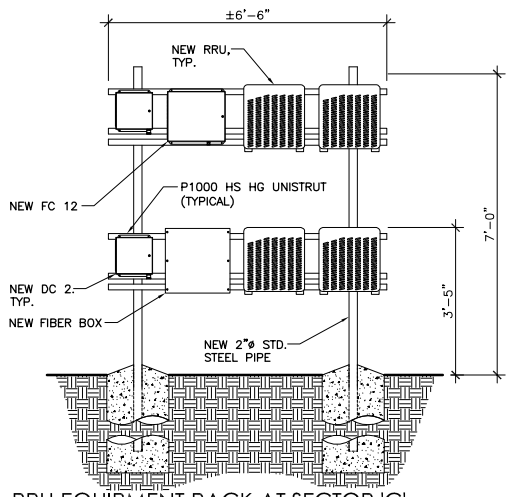
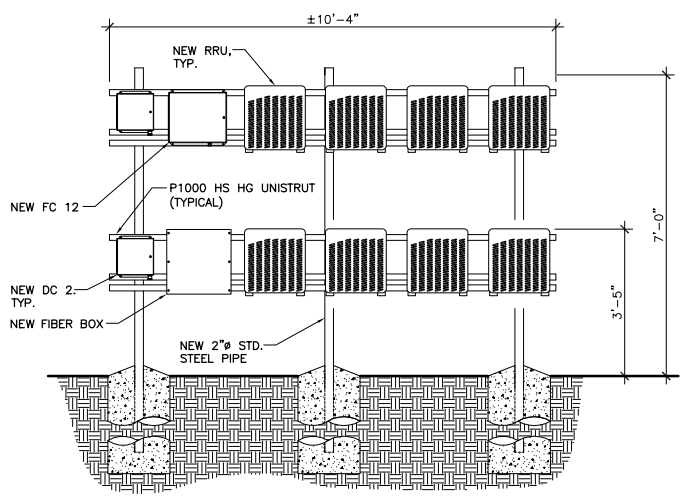
42 GENERAL NOTES



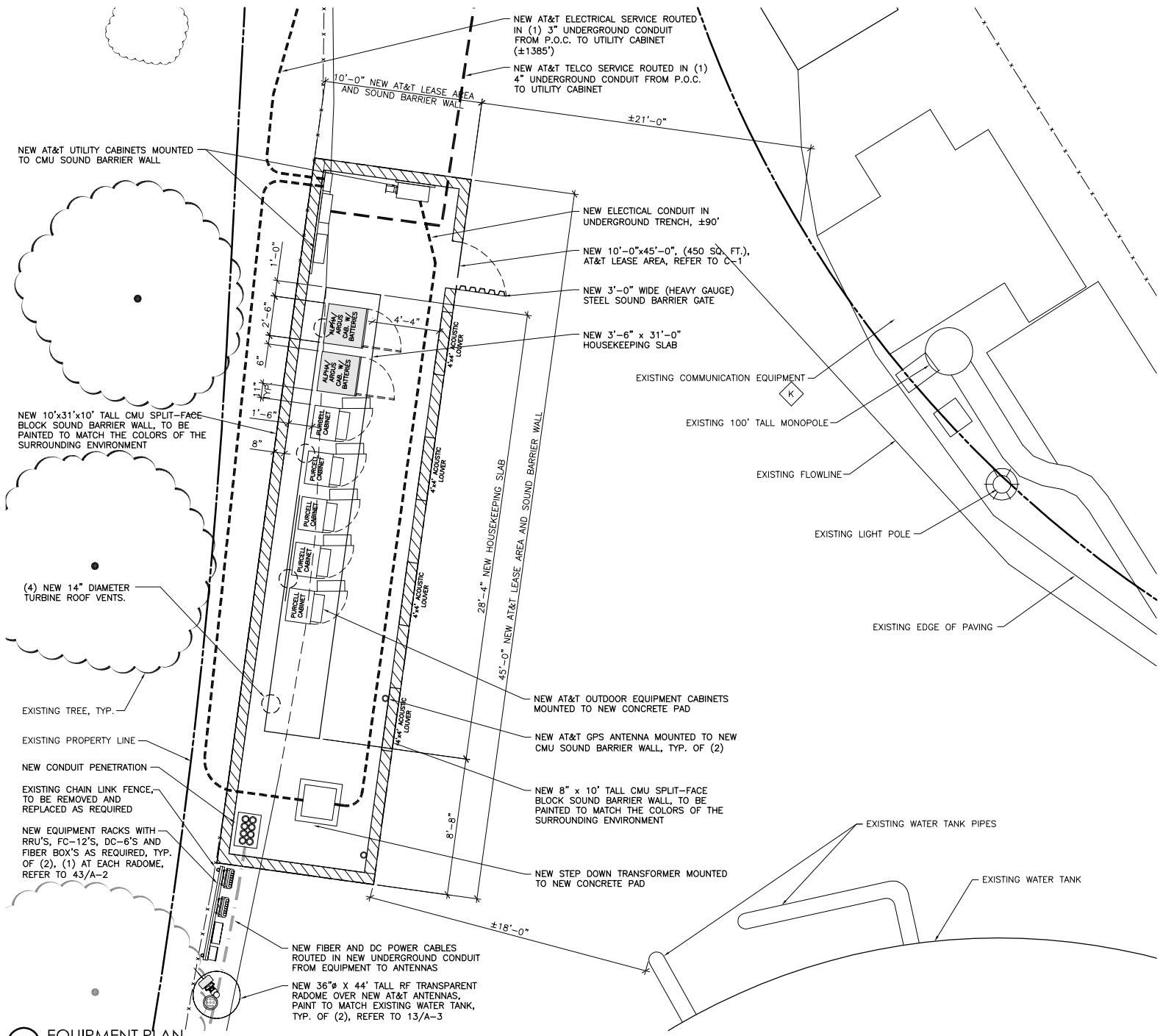
43 RRU EQUIPMENT RACK AT SECTOR 'C'

SCALE: 1/2"=1'-0"



44 RRU EQUIPMENT RACK AT SECTORS 'A" & 'B'

SCALE: 1/2"=1'-0"



34 EQUIPMENT PLAN

SCALE: 1/4"=1'-0"

at&t

12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

BLACK & VEATCH

12750 CENTER COURT DRIVE
SUITE #600
CERRITOS, CA 90703

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PROJECT NO:	1015-71A
DRAWN BY:	M. CLAWSON
CHECKED BY:	M. DOUBEK

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3	03/12/14	8' WALL WITH ROOF AND VENTS
4	03/19/14	10' WALL SCREENING ROOF VENTS
4	04/01/14	ADD 10' WALL ON SOUTH SIDE

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NL0413
NCWD MAMMOTH LANE WT
29251 MAMMOTH LANE
SANTA CLARITA, CA 91387
GROUND BUILD/MONOPOLE

SHEET TITLE
EQUIPMENT PLAN

SHEET NUMBER
A-2

1. POINTS OF CONNECTION FOR AT&T COMMUNICATION ELECTRICAL AND TELCO SERVICE TO BE VERIFIED BY AT&T COMMUNICATION UTILITY COORDINATOR.

2. RADOME AND POLE FOOTING ENGINEERING PREPARED BY OTHERS. OMNI DESIGN GROUP NOT RESPONSIBLE FOR THIS SCOPE OF WORK.

3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

11 GENERAL NOTES

PROPOSED ANTENNA, COAXIAL, AND FIBER CABLES REQUIREMENT (FIELD VERIFY LENGTHS)

	ANTENNA POSITION	ANTENNA TYPE	ANTENNA SIZE	ANTENNA AZIMUTH	TILT		CENTERLINE ELEVATION	CABLE		
					ELEC.	MECH.		QTY.	LENGTH	TYPE
ALPHA SECTOR	A1	PANEL ANTENNA (LTE)	8'-0"	120°	-	-	39'-9"	2	210'	FIBER
	A2	PANEL ANTENNA (GSM/UMTS)	8'-0"	120°	-	-	29'-9"	2	200'	FIBER
BETA SECTOR	B1	PANEL ANTENNA (LTE)	8'-0"	220°	-	-	39'-9"	2	210'	FIBER
	B2	PANEL ANTENNA (GSM/UMTS)	8'-0"	220°	-	-	29'-9"	2	200'	FIBER
GAMMA SECTOR	C1	PANEL ANTENNA (LTE)	8'-0"	320°	-	-	39'-9"	2	70'	FIBER
	C2	PANEL ANTENNA (GSM/UMTS)	8'-0"	320°	-	-	29'-9"	2	60'	FIBER

REMOTE RADIO UNITS (RRU's)

ANTENNA POSITION	RRU TYPE	MINIMUM CLEARANCES			DC CABLES		
		ABOVE	BELOW	SIDES	QTY.	LENGTH	AWG
A1	ERICSSON RRUS-11	16"	8"	0"	4	150'-0"	8
B1	ERICSSON RRUS-11	16"	8"	0"	4	150'-0"	8
C1	ERICSSON RRUS-11	16"	8"	0"	4	25'-0"	8

SURGE SUPPRESSION EQUIPMENT (POLE OR TOWER)

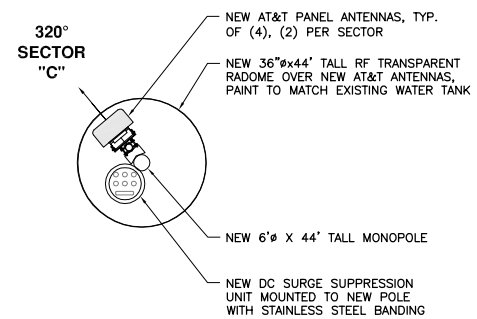
MANUFACTURER	PART NUMBER	QTY.	LOCATION
RAYCAP	DC6-48-60-RM	2	MOUNTED ON LTE RACK
RAYCAP	DC6-48-60-18-8F	2	MOUNTED ON POLES

NOTES:

1. ALL AZIMUTHS REFERENCE TRUE NORTH. ALL ELEVATIONS REFERENCE ADJACENT GRADE.
2. AZIMUTH SHOWN IS PRELIMINARY. CONTRACTOR SHALL INSTALL ANTENNAS TO CONFORM TO THE SITE BUILD FORM PROVIDED BY AT&T WIRELESS.
3. CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER SHOULD ANY VARIATION IN AZIMUTH, BETWEEN THAT INDICATED HEREIN AND THAT SPECIFIED ON THE SITE BUILD FORM, CREATE POSSIBLE IMPACT OR DEGRADATION OF SITE PERFORMANCE.
4. VERIFY ANTENNA MAKE AND MODEL NUMBER WITH THE RF ENGINEER PRIOR TO THE START OF CONSTRUCTION.
5. LENGTHS AND GAUGE OF D.C. CONDUCTORS ARE ESTIMATED AND SHOULD NOT BE RELIED ON TO ORDER MATERIALS.
6. CONTRACTOR SHALL FIELD VERIFY ACTUAL LENGTH AND REQUIRED GAUGE OF ALL PRE-TERMINATED D.C. POWER CABLES PRIOR TO ORDERING.
7. CONTRACTOR SHALL FIELD VERIFY ACTUAL LENGTH OF PRE-TERMINATED FIBER OPTIC CABLE PRIOR TO ORDERING.

34 RF DATA TABLES

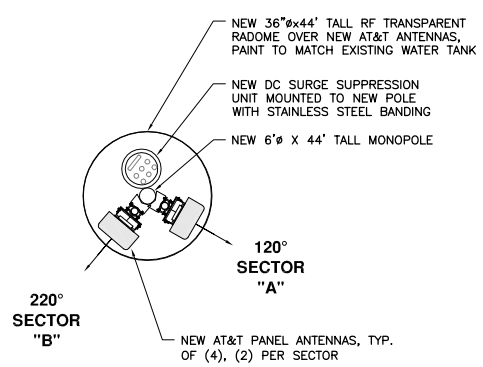
SCALE: NONE



51 SECTOR "C" ANTENNA PLAN

SCALE: 1/2"=1'-0"

0 2' 4'



52 SECTORS "A" & "B" ANTENNA PLAN

SCALE: 1/2"=1'-0"

0 2' 4'

at&t

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PROJECT NO:	1015-71A
DRAWN BY:	M. CLAWSON
CHECKED BY:	M. DOUBEK

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NL0413
NCWD MAMMOTH LANE WT
29251 MAMMOTH LANE
SANTA CLARITA, CA 91387
GROUND BUILD/MONOPOLE

SHEET TITLE
ANTENNA PLAN

SHEET NUMBER
A-3

1. POINTS OF CONNECTION FOR AT&T COMMUNICATION ELECTRICAL AND TELCO SERVICE TO BE VERIFIED BY AT&T COMMUNICATION UTILITY COORDINATOR.

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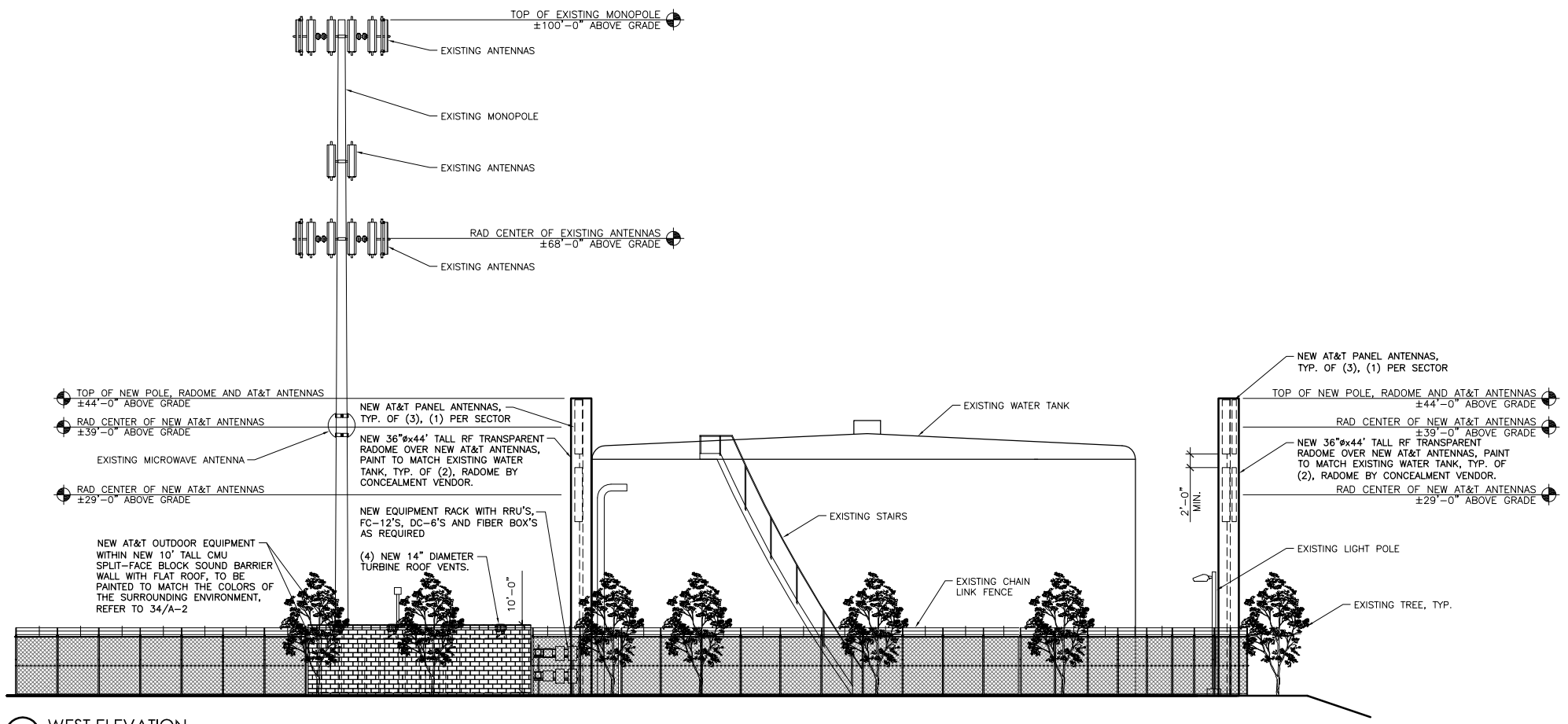
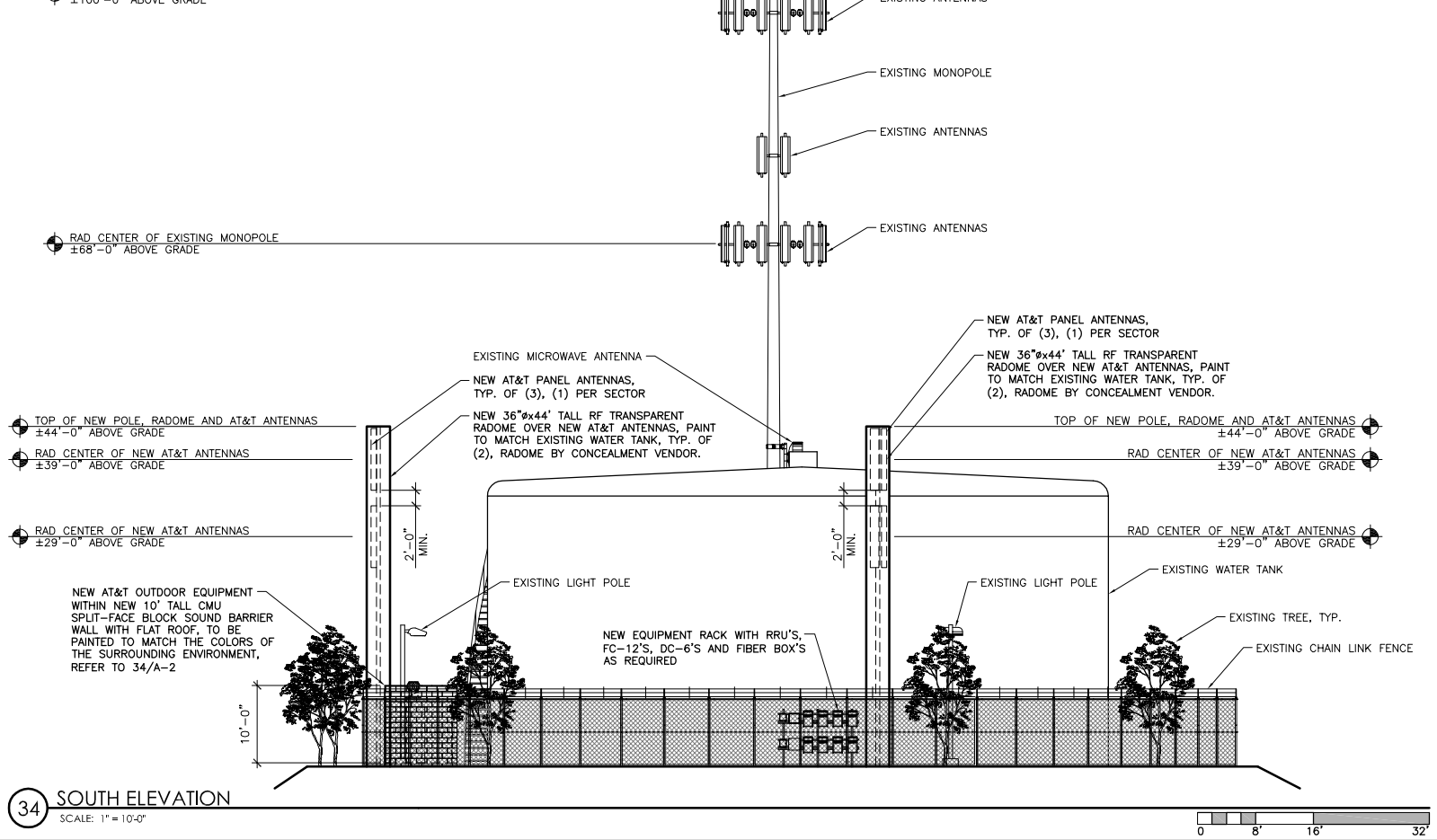
51 GENERAL NOTES



42 WEST ELEVATION
SCALE: 1" = 10'-0"

0 4' 8' 16'



34 SOUTH ELEVATION
SCALE: 1" = 10'-0"

0 8' 16' 32'

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PROJECT NO:	1015-71A
DRAWN BY:	M. CLAWSON
CHECKED BY:	M. DOUBEK

REV	DATE	DESCRIPTION
A	06/26/13	90% ZD's ISSUED FOR REVIEW
0	07/08/13	100% ZD's ISSUED FOR SUBMITTAL
1	02/12/14	100% ZD's EQUIPMENT LABLES CHANGED
2	02/19/14	10' WALL / REMOVE (3) CABINETS
3	03/12/14	8' WALL WITH ROOF AND VENTS
4	03/19/14	10' WALL SCREENING ROOF VENTS
4	04/01/14	ADD 10' WALL ON SOUTH SIDE

IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER THIS DOCUMENT UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE PROJECT ARCHITECT OR ENGINEER OF RECORD.

NL0413
NCWD MAMMOTH LANE WT
29251 MAMMOTH LANE
SANTA CLARITA, CA 91387
GROUND BUILD/MONOPOLE

SHEET TITLE
SOUTH & WEST ELEVATIONS

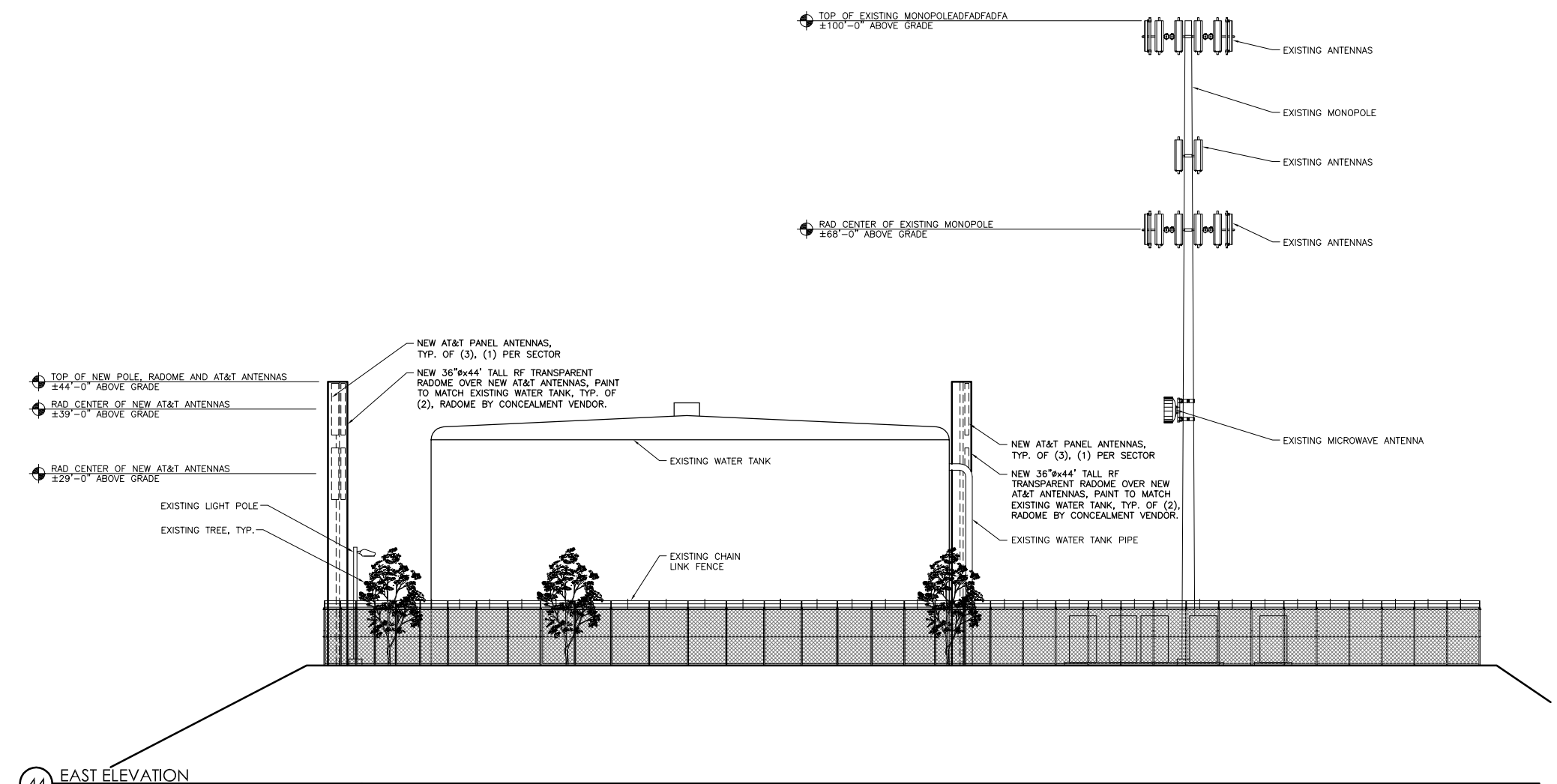
SHEET NUMBER
A-4

1. POINTS OF CONNECTION FOR AT&T COMMUNICATION ELECTRICAL AND TELCO SERVICE TO BE VERIFIED BY AT&T COMMUNICATION UTILITY COORDINATOR.

2. RADOME AND POLE FOOTING ENGINEERING PREPARED BY OTHERS. OMNI DESIGN GROUP NOT RESPONSIBLE FOR THIS SCOPE OF WORK.

3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

11 GENERAL NOTES



44 EAST ELEVATION

SCALE: 1" = 10'-0"

at&t

12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

BLACK & VEATCH

12750 CENTER COURT DRIVE
SUITE #600
CERRITOS, CA 90703

omni DESIGN GROUP

Architecture
Civil Engineering
Surveying
Telecommunications

711 Tank Farm Road, Suite 100
San Luis Obispo, California 93401
Phone: (805) 544-9700
www.omnidesigngroup.com
email: omni@odgslo.com

PROJECT NO:	1015-71A
DRAWN BY:	M. CLAWSON
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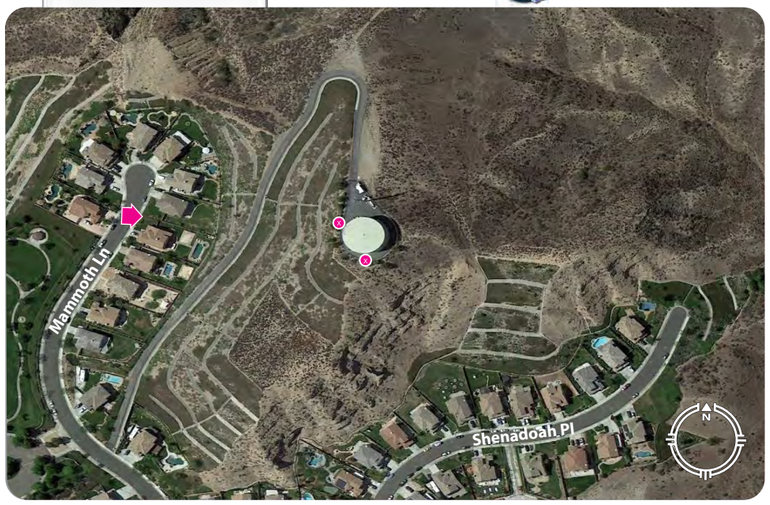
NL0413
NCWD MAMMOTH LANE WT
29251 MAMMOTH LANE
SANTA CLARITA, CA 91387
GROUND BUILD/MONOPOLE

SHEET TITLE
EAST ELEVATION

SHEET NUMBER
A-5

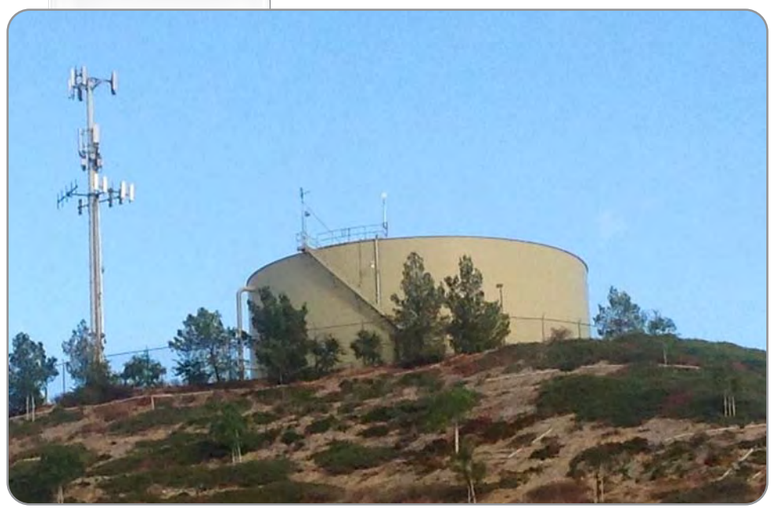
LOCATION

Microsoft® Virtual Earth™

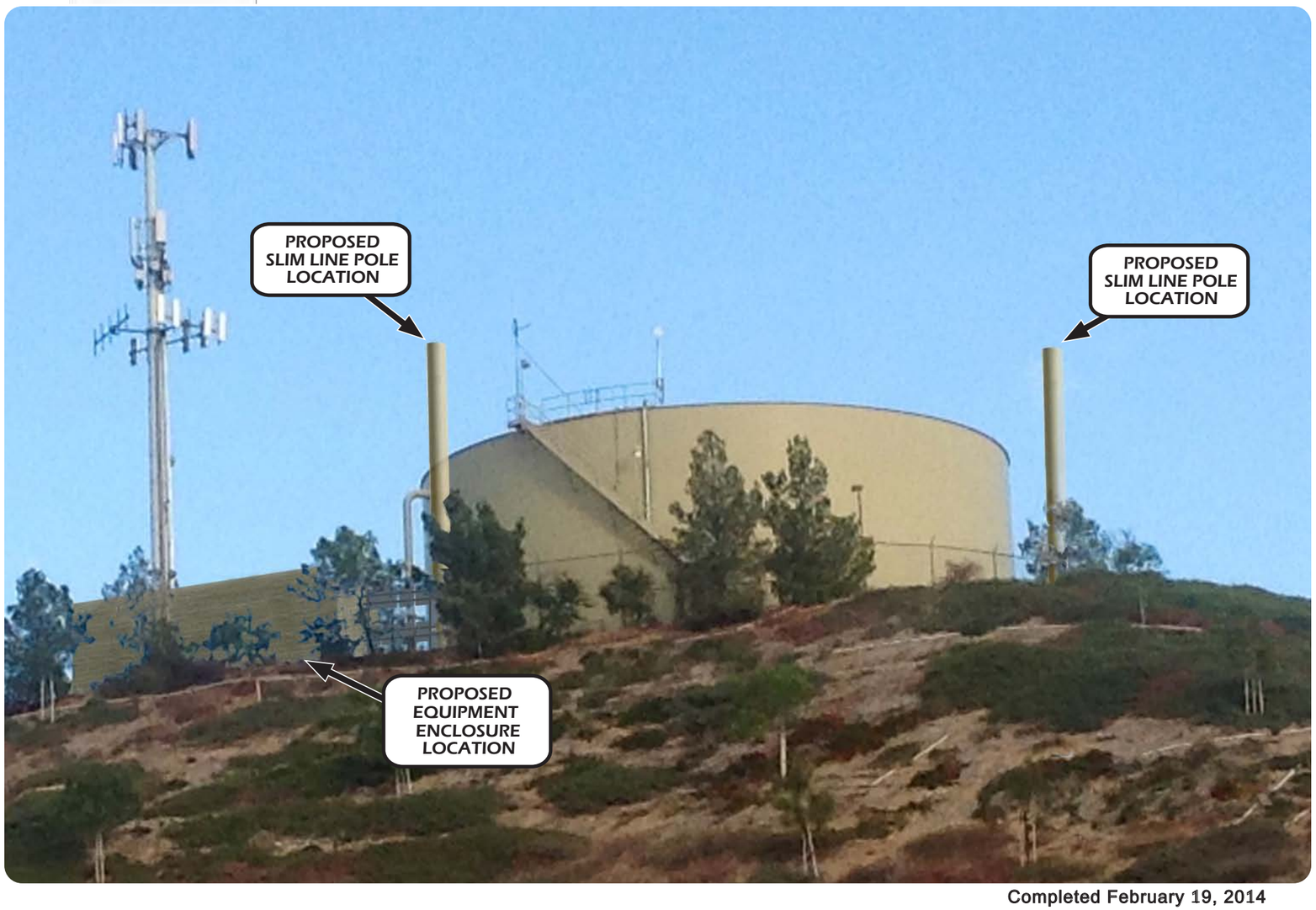


View from the West looking East

EXISTING



PROPOSED



Completed February 19, 2014

NL0413
NCWD Mammoth Lane WT

29251 Mammoth Lane
Santa Clarita, CA 91387

VIEW 1

APPLICANT

at&t Mobility
12900 Park Plaza Drive
Cerritos, CA 90703

CONTACT

McCormick Consulting Co., LLC
Robert McCormick
3618 W. Estates Lane, Suite B
Rolling Hills, CA 90274
p 310.547.7413

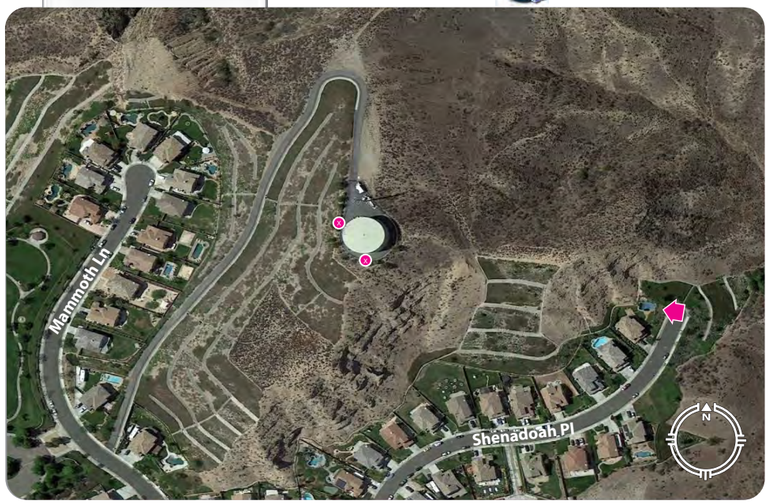
BLUE WATER DESIGN

bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.271.2316

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

LOCATION

Microsoft® Virtual Earth™



View from the East looking West

EXISTING

PROPOSED

Completed February 19, 2014

NL0413
NCWD Mammoth Lane WT

29251 Mammoth Lane
Santa Clarita, CA 91387

VIEW 2

APPLICANT

at&t Mobility
12900 Park Plaza Drive
Cerritos, CA 90703

CONTACT

McCormick Consulting Co., LLC
Robert McCormick
3618 W. Estates Lane, Suite B
Rolling Hills, CA 90274
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LOCATION

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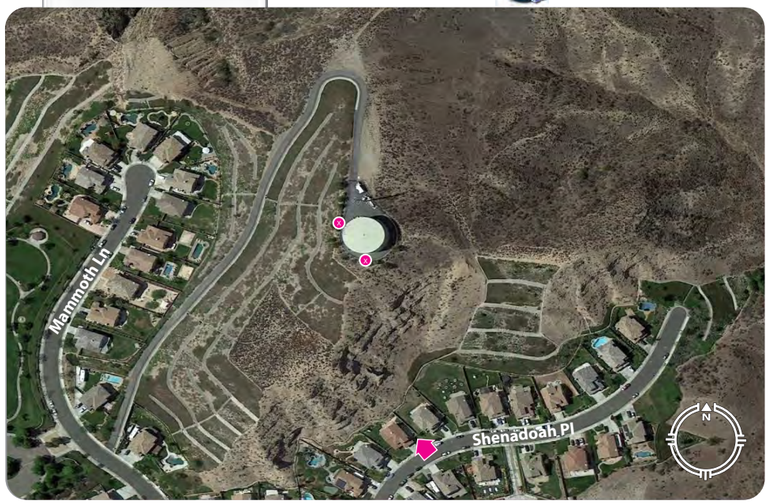
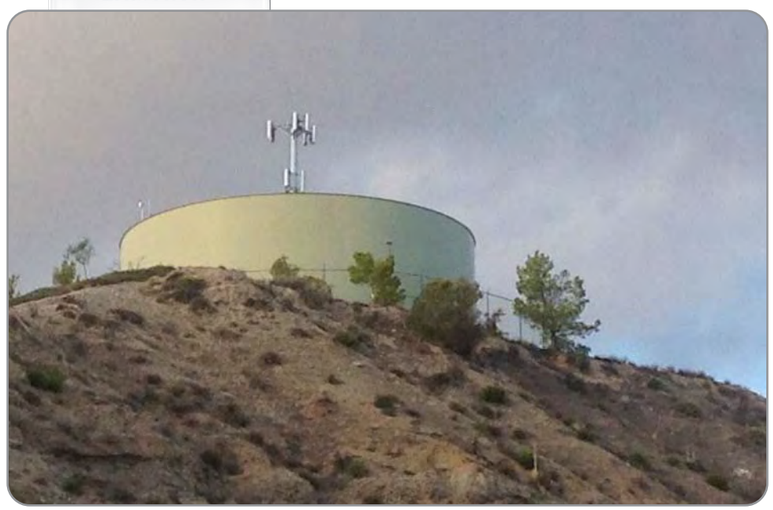


View from the Southeast looking Northwest

EXISTING



PROPOSED

Completed February 19, 2014

NL0413
NCWD Mammoth Lane WT

29251 Mammoth Lane
Santa Clarita, CA 91387

VIEW 3

APPLICANT

at&t Mobility
12900 Park Plaza Drive
Cerritos, CA 90703

CONTACT

McCormick Consulting Co., LLC
Robert McCormick
3618 W. Estates Lane, Suite B
Rolling Hills, CA 90274
p 310.547.7413

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CITY OF SANTA CLARITA
NEGATIVE DECLARATION

MASTER CASE NO:	Master Case 13-196
PERMIT/PROJECT NAME:	Conditional Use Permit 13-016
APPLICANT:	City of Santa Clarita 23920 Valencia Boulevard, Suite 302 Valencia, CA 91355
LOCATION OF THE PROJECT:	The proposed wireless communication facility would be located in the UR2 (Urban Residential 2) zone at the eastern terminus of Mammoth Lane to the north of Arches Lane, in the City of Santa Clarita, Los Angeles County, California. APN: 2854-064-900
DESCRIPTION OF THE PROJECT:	The applicant is requesting a Conditional Use Permit to allow for the installation and operation of a wireless telecommunication facility within an existing utility corridor directly adjacent to an existing 38-foot tall Newhall Water District tank. The proposed facility would include two new 44-foot tall slim line poles, with a total of six antennas and two seven-foot tall equipment racks. A proposed 450 square-foot equipment area would be located behind a proposed ten-foot, tall roofed, block wall enclosure on the northwestern side of the water tank.

Based on the information contained in the Initial Study prepared for this project, and pursuant to the requirements of Section 15070 of the California Environmental Quality Act (CEQA), the City of Santa Clarita

[ ] City Council [X] Planning Commission [ ] Director of Planning and Building Services

finds that the project as proposed or revised will have no significant effect upon the environment, and that a Negative Declaration shall be adopted pursuant to Section 15070 of CEQA.

Mitigation measures for this project
[X] Are Not Required [ ] Are Attached [ ] Are Not Attached

Jeff Hogan, AICP
PLANNING MANAGER

Prepared by:_____ Jessica M. Frank, Associate Planner
(Signature) (Name/Title)

Approved by:_____ Jeff W. Hogan, AICP, Planning Manager
(Signature) (Name/Title)

Public Review Period From May 13, 2014 To June 3, 2014.
Public Notice Given On May 13, 2014

[X] Legal Advertisement [X] Posting of Properties [X] Written Notice

CERTIFICATION DATE:_____
S:\CD\CURRENT\!2013\13-196 (CUP13-016)\MC 13-196 Negative Declaration.doc

ENVIRONMENTAL ASSESSMENT
(Initial Study)
CITY OF SANTA CLARITA

Project Title and Master Case Number:	Mammoth Lane AT&T Wireless Facility Master Case #13-196 Conditional Use Permit #13-016
Lead Agency Name and Address:	City of Santa Clarita Community Development Department 23920 Valencia Boulevard, Suite 140 Santa Clarita, CA 91355
Contact Person and Phone Number:	Jessica M. Frank, Associate Planner City of Santa Clarita Community Development Department (661) 255-4330
Project Location:	The proposed wireless communication facility would be located in the UR2 (Urban Residential 2) zone at the eastern terminus of Mammoth Lane to the north of Arches Lane, in the City of Santa Clarita, Los Angeles County, California. APN: 2854-064-900
Applicant/Owner Name and Address:	AT&T 12900 Park Plaza Drive Cerritos, CA 90703
Consultant Information:	Robert McCormick Consulting 3618 W. Estates Lane, Suite B Rolling Hills Estates, CA 90274
Property Owner:	Newhall County Water District
General Plan Designation:	Urban Residential 2 (UR2)
Zoning Designation(s):	Urban Residential 2 (UR2)

Description of project and project setting:

The applicant is requesting a Conditional Use Permit to allow for the installation of an unmanned wireless telecommunication facility on a .324 acre parcel in the community of Canyon Country within the City of Santa Clarita. The property currently holds a 38' tall Newhall County Water District tank as well as 100' tall T-Mobile wireless monopole and associated equipment located within an equipment enclosure. The majority of the property has been graded flat with asphalt with exception of the water tank and existing wireless facility with associated equipment. The area on which the proposed project will be placed has been previously graded and asphalted.

The property is located within an existing utility corridor on top of a partially graded hill at an elevation of 2250' in the Stonecrest housing tract. Access to the property is provided on an asphalt access road that extends from Mammoth Lane through an easement on multiple residential properties. Single-family residential uses border the property on all sides. The land directly surrounding the project site adjacent to residential development is mainly graded hillside with the closest residence to the property just over 300' feet from the subject property.

The City of Santa Clarita's Unified Development Code requires the approval of a Conditional Use Permit for a wireless facility located in or within 500' of a residential zone, and for all facilities that are proposed at a height of 35' or higher. This project is proposed to be within a residential zone and is proposed at a height of over 35'.

The new wireless telecommunication facility is proposed to contain the following:

1) A fully enclosed 10' tall, roofed, split-faced CMU block equipment shelter measuring 10'x45' (450 square feet) to house the associated wireless equipment including seven wireless cabinets;
2) Two 44' tall stealth monopoles (36" in diameter), painted to match the existing water tank; and,
3) Two 7' tall RRU equipment racks, one 6'-6" wide and the second 10'-4" wide.

All proposed equipment would be located within the existing

chain link fencing surrounding the Newhall Water District property. The proposed project complies with the standards set forth within the City's Unified Development Code related to wireless facilities.

Surrounding Land Uses:

Zoning (Uses):
North: Urban Residential 2 (Vacant Land)
East: Urban Residential 2 (Vacant Land and Single Family Residential)
South: Urban Residential 2 (Single Family Residential)
West: Urban Residential 2 (Single Family Residential)

Other public agencies whose approval is required:

Los Angeles County Fire Department
Federal Communications Commission (FCC)

Exhibit I: Location Map

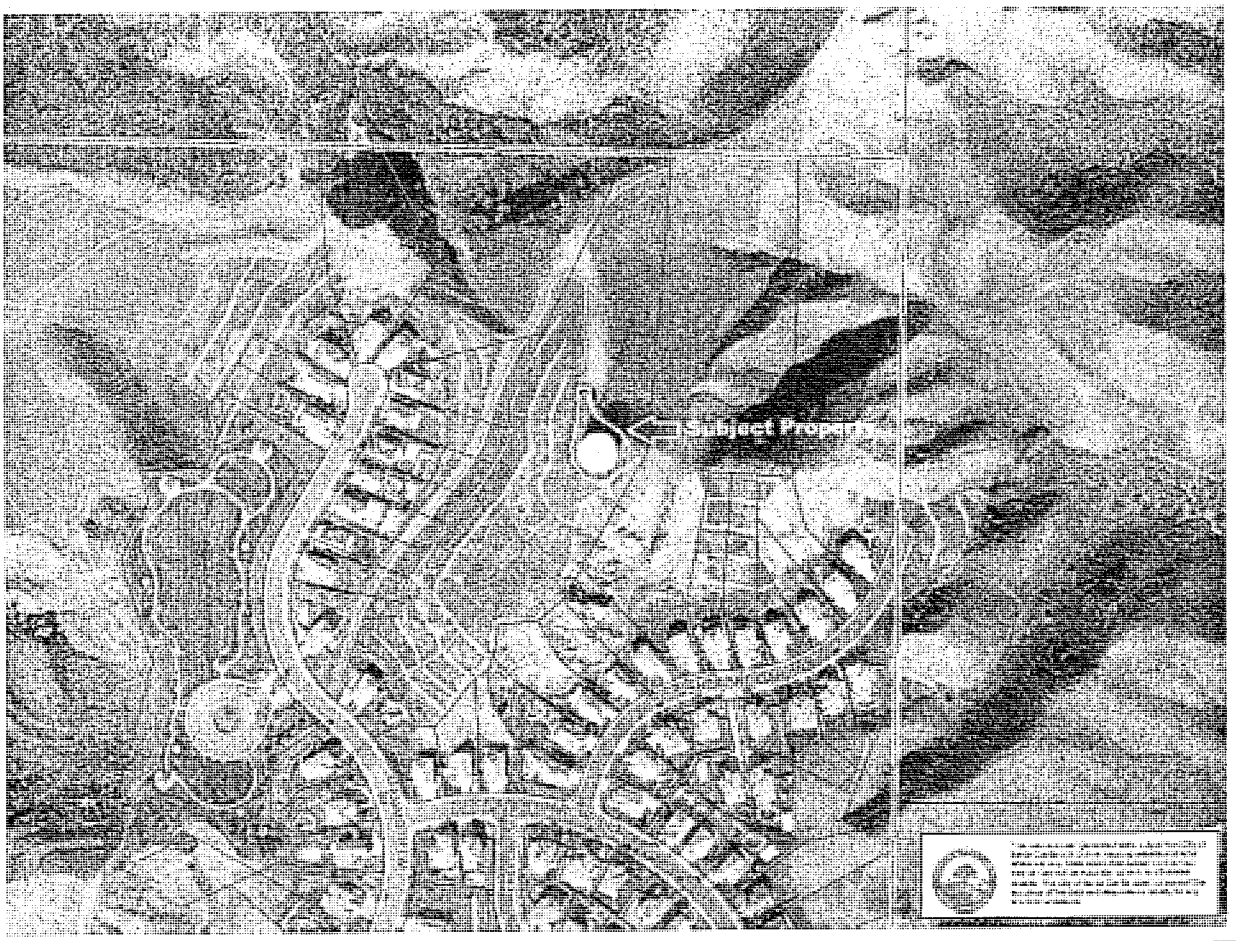
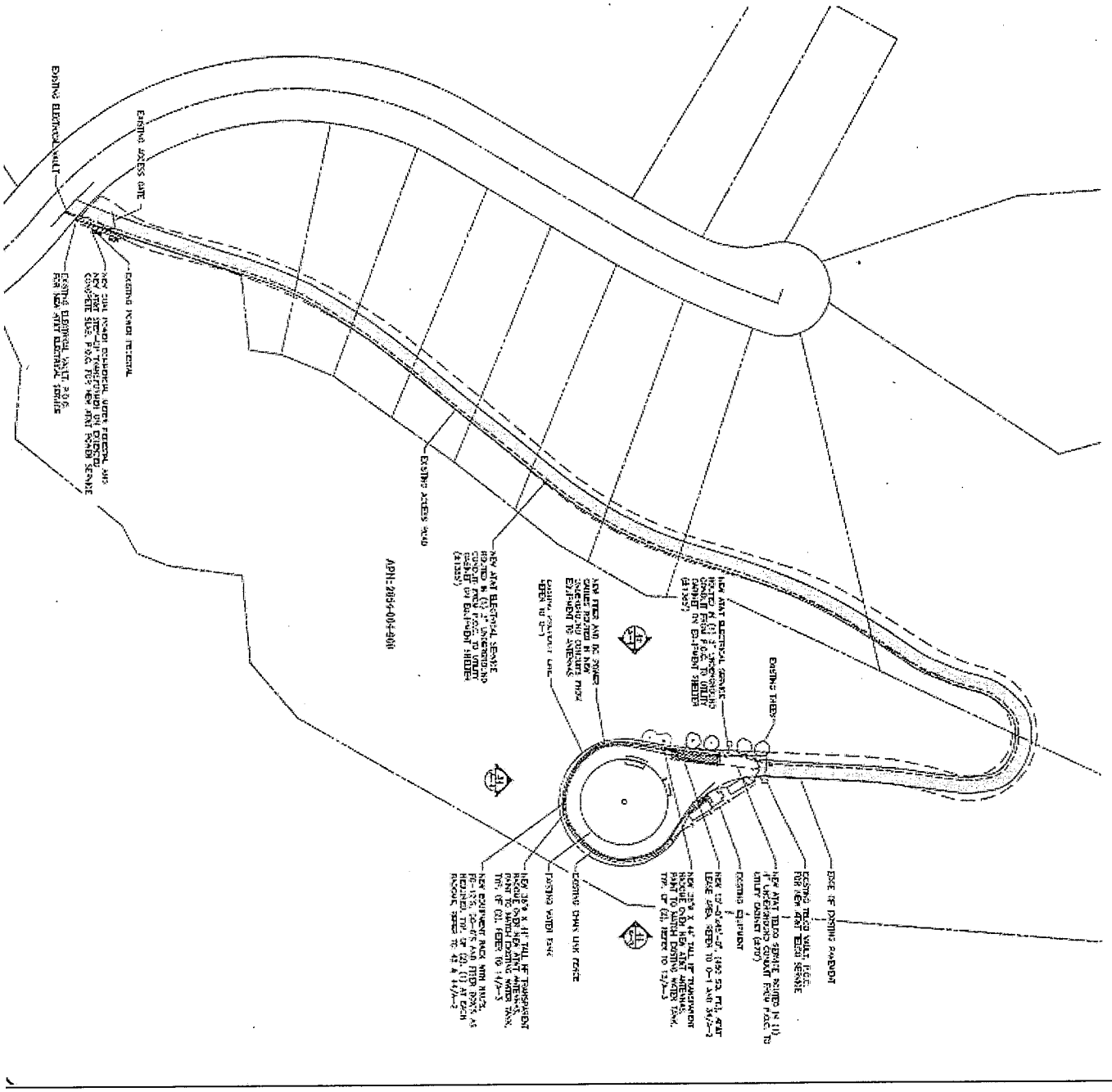


EXHIBIT II: SITE PLAN



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be affected by this project, involving at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant Impact with Mitigation" as indicated by the checklist on the following pages.

[ ]	Aesthetics	[ ]	Agricultural and Forestry Resources	[ ]	Air Quality
[ ]	Biological Resources	[ ]	Cultural Resources	[ ]	Geology/Soils
[ ]	Greenhouse Gas Emissions	[ ]	Hazards & Hazardous Materials	[ ]	Hydrology & Water Quality
[ ]	Land Use & Planning	[ ]	Mineral Resources	[ ]	Noise
[ ]	Population and Housing	[ ]	Public Services	[ ]	Recreation
[ ]	Traffic & Transportation	[ ]	Utilities & Service Systems	[ ]	Mandatory Findings of Significance

B. DETERMINATION:

On the basis of this initial evaluation:

[X] I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

[ ] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

[ ] I find that the proposed project MAY have a significant impact on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

[ ] I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been mitigated adequately in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT, but it must analyze only the effects that remain to be addressed.

[ ] I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jessica M. Frank, Associate Planner — Date 5/6/14

Jeff W. Hogan, AICP, Planning Manager — Date 5/6/14

C. EVALUATION OF ENVIRONMENTAL IMPACTS:

		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS - Would the project:					
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including, but not limited to, primary/secondary ridgelines, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
e)	Other _____	☐	☐	☐	☐
II. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d)	Result in the loss of forest land or conversation of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
	conversion of forest land to non-forest use?				
f)	Other _____	☐	☐	☐	☐

III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒
f)	Other:	☐	☐	☐	☐

IV. BIOLOGICAL RESOURCES - Would the project:

a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
	established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Oak trees?	☐	☐	☐	☒
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒
g)	Affect a Significant Ecological Area (SEA) or Significant Natural Area (SNA) as identified on the City of Santa Clarita ESA Delineation Map?	☐	☐	☐	☒
V. CULTURAL RESOURCES - Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c)	Directly or indirectly destroy or impact a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒
VI. GEOLOGY AND SOILS – Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☐
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
	ii) Strong seismic ground shaking?	☐	☐	☒	☐
	iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
	iv) Landslides?	☐	☐	☒	☐
b)	Result in substantial wind or water soil erosion or the	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
	loss of topsoil, either on or off site?				
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	☐	☒
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f)	Change in topography of a primary or secondary ridgeline?	☐	☐	☐	☒
g)	Move or generate grading of earth exceeding 100,000 cubic yards?	☐	☐	☐	☒
VII. GREENHOUSE GAS EMISSIONS – Would the project:					
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment??	☐	☐	☐	☒
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases)?	☐	☐	☐	☒
VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving explosion or the release of hazardous materials into the environment (including, but not limited to oil, pesticides, chemicals, fuels, or radiation)?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as result,	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
	would it create a significant hazard to the public or to the environment?				
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐
i)	Exposure of people to existing sources of potential health hazards (e.g. electrical transmission lines, gas lines, oil pipelines)?	☐	☐	☒	☐
IX. HYDROLOGY AND WATER QUALITY - Would the project:					
a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage	☐	☐	☐	☒

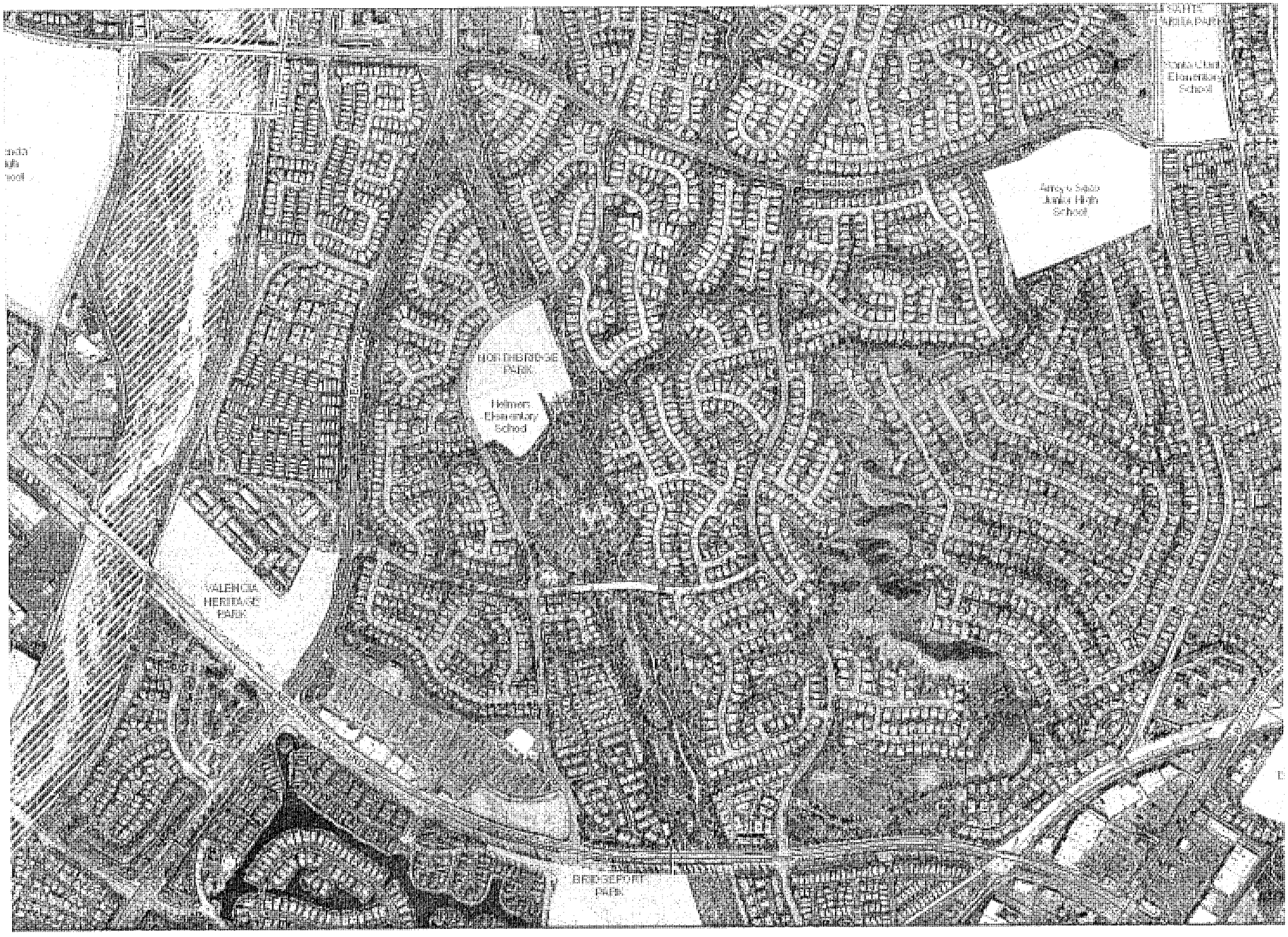
		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
	systems or provide substantial additional sources of polluted runoff?				
f)	Otherwise substantially degrade water quality?	☐	☐	☐	☒
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j)	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
k)	Changes in the rate of flow, currents, or the course and directions of surface water and/or groundwater?	☐	☐	☐	☒
l)	Other modification of a wash, channel, creek, or river?	☐	☐	☐	☒
m)	Impact Stormwater Management in any of the following ways:	☐	☐	☐	☒
	i) Potential impact of project construction and project post-construction activity on storm water runoff?	☐	☐	☐	☒
	ii) Potential discharges from areas for materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?	☐	☐	☐	☒
	iii) Significant environmentally harmful increase in the flow velocity or volume of storm water runoff?	☐	☐	☐	☒
	iv) Significant and environmentally harmful increases in erosion of the project site or surrounding areas?	☐	☐	☐	☒
	v) Storm water discharges that would significantly impair or contribute to the impairment of the beneficial uses of receiving waters or areas that provide water quality benefits (e.g., riparian corridors, wetlands, etc.)?	☐	☐	☐	☒
	vi) Cause harm to the biological integrity of drainage systems, watersheds, and/or water bodies?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
	vii) Does the proposed project include provisions for the separation, recycling, and reuse of materials both during construction and after project occupancy?	☐	☐	☐	☒
X. LAND USE AND PLANNING - Would the project:					
a)	Disrupt or physically divide an established community?	☐	☐	☐	☒
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c)	Conflict with any applicable habitat conservation plan, natural community conservation plan, and/or policies by agencies with jurisdiction over the project?	☐	☐	☐	☒
XI. MINERAL AND ENERGY RESOURCES - Would the project:					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c)	Use nonrenewable resources in a wasteful and inefficient manner?	☐	☐	☐	☒
XII. NOISE - Would the project result in:					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
	the project expose people residing or working in the project area to excessive noise levels?				
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XIII. POPULATION AND HOUSING — Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b)	Displace substantial numbers of existing housing, Necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
XIV. PUBLIC SERVICES - Would the project result in:					
a)	Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, acceptable service ratios, response times or other performance objectives for any of the public services:				
	i) Fire protection?	☐	☐	☐	☒
	ii) Police protection?	☐	☐	☐	☒
	iii) Schools?	☐	☐	☐	☒
	iv) Parks?	☐	☐	☐	☒
XV. RECREATION - Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b)	Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC — Would the project:					
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b)	Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e)	Result in inadequate emergency access?	☐	☐	☐	☒
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒
g)	Hazards or barriers for pedestrians or bicyclists?	☐	☐	☐	☒
XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:					
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
XIX. DEPARTMENT OF FISH AND GAME 'DE MINIMUS' FINDING:					
a)	Will the project have an adverse effect either individually or cumulatively, on fish and wildlife resources? Wildlife shall be defined for the purpose of this question as "all wild animals, birds, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability."	☐	☐	☐	☒


Helmers Elementary School
VALENCIA HERITAGE PARK
BRIDGEPORT PARK

Section and Subsections
Evaluation of Impacts

I. AESTHETICS

I a. No Impact.

The City of Santa Clarita lies within Southern California's Santa Clarita Valley, which is bounded by the San Gabriel Mountains to the south and east, the Santa Susanna Mountains to the southwest, and the mountains of the Los Padres and Angeles National Forests to the north. The surrounding natural mountains and ridgelines, some of which extend into the City, provide a visual backdrop for the City. Other scenic resources within or visible from the City include the Santa Clara River corridor, forested/vegetated land, and a variety of canyons and natural drainages in portions of the City.

The proposed project is not located on a significant ridgeline and would not damage any scenic resources and would not interrupt any views of scenic resources. Therefore, the proposed project would have no impact on scenic vistas.

I b. No Impact.

The only roadway within the City of Santa Clarita that is identified in the California Department of Transportation's State Scenic Highway program is the Interstate 5 (I-5) freeway, which is designated as an "Eligible State Scenic Highway". This designated eligible segment of the I-5 Freeway extends from the I-210 Freeway interchange to the SR126/Newhall Ranch Road interchange. SR 126 from the City's boundary at the I-5 west to SR 150 in Ventura County is also designated an "Eligible State Scenic Highway". The proposed project is not visible from either the I-5 freeway or SR 126. Therefore, the proposed project would have no impacts on scenic resources within a state scenic highway.

I c. Less than Significant Impact.

The project consists of the installation of an unmanned wireless telecommunication facility including two 44' tall monopoles, two RRU equipment racks and a 10' tall, roofed, equipment enclosure within an existing utility corridor. The project site currently has 39' tall water tank and a 100' tall T-Mobile wireless monopole and is surrounded by single-family residential homes to the west, the south and the south east. The project site is predominately graded flat with asphalt. The proposed project will be located within the existing graded and asphalted area. The new wireless facility will be visible to residences surrounding the project site, however, the monopoles are stealth in design and will be painted to match the existing water tank and wireless facility within the existing utility

corridor. In addition, the equipment enclosure will be partially screened from view with existing landscaping from the adjacent property to the south and west. This landscaping will also act as a partial screening of the base of the monopoles. With the proposal having a stealth design, being located within the existing utility corridor, the partial screening of existing landscape and the poles being painted to match the neighboring water tank structure, the proposed wireless facility will have a less than significant impact on the visual character of the site and its surroundings.

I d. No Impact.
The proposed project does not include any outdoor lighting and would not be a new source of light or glare. Therefore, the proposed project would have no light or glare impacts.

II. AGRICULTURAL RESOURCES

II a. No Impact.
The project site is zoned residential and used as a water tank facility within an existing utility corridor. The property is located adjacent to residentially zoned land. The project site is not used for agricultural purposes nor has soils suitable for agricultural purposes. The project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Therefore, the proposed project would have no impact to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

II b. No Impact.
The project area does not contain land subject to a Williamson Act contract nor would the project conflict with existing zoning for agricultural uses. Therefore, there would be no impact.

II c. No Impact.
The project area is located in a non-forested area, developed sub-urban area, and has no potential to cause the rezoning/reduction of forest land, timberland, or timberland production. Therefore, the project would have no impact.

II d. No Impact.
The project area does not contain any forest land nor would the project result the conversion of forest land to non-forest uses. Therefore, there would be no impact.

II e. No Impact.
The project does not have the potential to result in the conversion of farmland to non-agricultural use because no such lands or resources exist in the project area, nor could the project result the conversion of forest lands to non-forest use. Therefore, there

would be no impact.

III. AIR QUALITY

III a. Less Than Significant Impact.

The City of Santa Clarita is within the South Coast Air Basin (SCAB), which is bounded by the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, and the Pacific Ocean to the south and west. The air quality in the SCAB is managed by the South Coast Air Quality Management District (SCAQMD).

The SCAB has a history of recorded air quality violations and is an area where both state and federal ambient air quality standards are exceeded. Because of the violations of the California Ambient Air Quality Standards (CAAQS), the California Clean Air Act requires triennial preparation of an Air Quality Management Plan (AQMP). The AQMP analyzes air quality on a regional level and identifies region-wide attenuation methods to achieve the air quality standards. These region-wide attenuation methods include regulations for stationary-source polluters; facilitation of new transportation technologies, such as low-emission vehicles; and capital improvements, such as park-and-ride facilities and public transit improvements.

The most recently adopted plan is the 2012 AQMP, adopted on December 7, 2012. This plan is the South Coast Air Basin's portion of the State Implementation Plan (SIP). This plan is designed to implement the California Clean Air Act and in turn implements the Federal Clean Air Act administered by the EPA. The AQMP accommodates population growth and transportation projections based on the predictions made by the Southern California Association of Governments (SCAG). Thus, projects that are consistent with employment and population forecasts are consistent with the AQMD.

The proposed project is consistent with the Zoning and General Plan Land Use designations for the site. As a result, the project is consistent with the growth expectations of the region. The proposed project is therefore consistent with the AQMP, and would have a less than significant impact.

III b. Less than Significant Impact.

Santa Clarita is located in a non-attainment area, an area that frequently exceeds national ambient air quality standards. However, the project itself is well below the South Coast Air Quality Management District's (SCAQMD) land use, construction,

and mobile emission thresholds for significant air quality impacts, according to the 1993 updated SCAQMD's CEQA Air Quality Handbook. Therefore, the proposed project would not result in significant air quality impacts related to the air quality standards.

III c. Less than Significant Impact.
As discussed is Section III.b), the proposed project would not exceed the thresholds of significance established by the SCAQMD. The SCQAMD established these thresholds in consideration of cumulative air pollution in the SCAB. As such, projects that do not exceed the SCAQMD's thresholds are not considered to not significantly contribute to cumulative air quality impacts.

III d. Less than Significant Impact.
Certain residents, such as the very young, the elderly and those suffering from certain illnesses or disabilities, are particularly sensitive to air pollution and are considered sensitive receptors. In addition, active park users, such as participants in sporting events, are sensitive air pollutant receptors due to increased breathing rates. Land uses where sensitive air pollutant receptors congregate include schools, day care centers, parks, recreational areas, medical facilities, rest homes, and convalescent care facilities.

The project site is adjacent to a residential area and a neighborhood park; both are considered sensitive receptors. The use of machinery and minimal grading for the installation of the facility are anticipated to create minimal dust, emissions, and/or objectionable odors. These temporary impacts would be further reduced through compliance with applicable Building and Safety and SCAQMD Rule 403 requirements that control the short-term, intermittent impacts related to grading and construction. Therefore, any potential impacts are considered less than significant. No long-term, permanent impacts are anticipated.

III e. No Impact.
The proposed use of the site and the surrounding uses are not shown on Figure 5-5 "Land Uses Associated with Odor Complaints" of the 1993 SCAQMD's CEQA Air Quality Handbook. Therefore, the proposed project would have no odor-related impacts.

IV. BIOLOGICAL RESOURCES

IV a-g. No Impact.
The proposed project will be constructed on an existing graded and asphalted property on the top of a hillside adjacent to an existing

water tank and wireless facility within an existing utility corridor. The proposal does not include the modification of any habitat and would not otherwise affect any candidate, sensitive or special status species identified by the Department of Fish and Game or the U.S. Fish and Wildlife Service. Further, the proposal will not have any adverse effect on any riparian habitat, wetlands as defined by Section 404 of the Clean Water Act, or other biological resources as the proposed project is located on land that is located in a developed residential portion of the City.

The parcel is located in a residential area within an existing utility corridor, is fully graded, fenced, and covered with asphalt and currently contains a wireless facility and a water tank. The parcel contains no habitat or wilderness area and the project will not affect the wildlife or other biological resources.

The proposed project will not alter any wildlife corridor or migratory fish corridor and will not affect any regulation or code protecting such resources. Therefore, the proposed project is not anticipated to have an impact to biological resources.

V. CULTURAL RESOURCES

V a-d. No Impact.

The proposed wireless facility will not impact cultural resources in the City of Santa Clarita. The construction of the facility is in areas that have been previously disturbed and the project grading is expected to be limited to placement of foundations for the two proposed monopoles and will not alter any unique geological feature, paleontological resource, any human remains, or affect any other historical or archeological resource. The proposed project is in compliance with the City's General Plan and associated regulations for the preservation of historical and culturally significant resources. Therefore, no impact to archeological, historical or cultural resource would be caused by the proposed project.

VI. GEOLOGY AND SOILS

VI a.i No Impact.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone or within any other fault zones identified on Exhibit S-1 of the City's General Plan. Regardless, the proposed project is required to comply with the California Building Code that establishes regulations for structures in potentially hazardous areas, in order to withstand impacts caused from localized earthquake activity. Therefore, the proposed project would not expose people or structures to potential adverse effects from the rupture of a known earthquake fault and would cause no associated impacts.

VI a.ii Less than Significant Impact.

The City of Santa Clarita is within a seismically active region of southern California. Consequently, the proposed wireless facility will likely be subject to strong seismic ground shaking. However, the risks of earthquake damage can be minimized through proper engineering, design, and construction. The proposed structures are required to be built according to the Uniform Building Code and other applicable codes, and are subject to building inspection during and after construction. Conforming to these required standards will ensure the proposed project would not result in significant impacts due to strong seismic ground shaking.

VI a. iii No Impact.

The project site is not located within a seismic-related liquefaction zone as identified on Exhibit S-3 of the City's General Plan. Therefore, the project will have no impacts related seismic related ground failure.

VI a. iv Less than Significant Impact.

Being within a seismically active region, many portions of Santa Clarita have earthquake induced landslide hazard areas, such as is the case with a small portion of the subject property. However, the risks of earthquake related landslides can be minimized through proper engineering, design, and construction. The site has already been evaluated and graded with all potential ground failure possibilities considered with the existing water tank and wireless facility on the property. Additionally, minor grading for the placement of foundations for the two proposed monopoles and construction of the wireless facility would occur as part of this project on the existing flat, asphalted area, however, any changes would be required to meet all applicable City codes and will be subject to a grading and building inspection prior to completion. Conforming to these required standards will ensure the proposed project would not result in significant impacts due to landslides.

VI b. Less than Significant Impact.

During construction of the proposed project, the soils on-site may become exposed, and thus subject to erosion. However, the project is required to comply with existing regulations that reduce erosion potential. The proposed project will comply with SCAQMD Rule 403, which as described in Section III of this report would reduce the potential for wind erosion. Similarly, water erosion during construction would be substantially reduced by complying with the National Pollutant Discharge Elimination System (NPDES). As further detailed in Section VIII of this report, NPDES requires the

construction of the project to incorporate Best Management Practices (BMPs) to reduce erosion and prevent eroded soils from washing offsite. Thus, the potential to increase erosion during any construction activity would be effectively be non-existent through the required compliance activities, thus having a less than significant impact. Operation of the proposed wireless facility would not cause wind or water erosion or the loss of topsoil.

VI c. Less than Significant Impact.

A portion of the subject property is located within a potential landslide hazard area, and as mentioned in Section VI. a. iii. of this document. The project sites soils were graded and engineered when the existing water tank facility and wireless facility was constructed on the site. The proposed project will be constructed on the area previously graded and asphalted, and any grading or construction impacts are expected to be minimal. The applicant will be required to submit soil reports and construct the wireless facility to all current City codes, and requirements ensuring soil stability. Thus, the project is expected to have less than significant impact as it relates to being constructed on unstable soil, and is not expected to become unstable as a result of the project.

VI d. No Impact.

The project will not significantly alter existing soil conditions and would not be located on expansive soil. All construction activities will be done in accordance with applicable Engineering and Building and Safety requirements. Therefore, no impacts will result from the project.

IV e. No Impact.

The project site is an unmanned facility not requiring water service, thus not requiring any connection to the City's sewer and water systems and not requiring the need for septic tanks or alternative wastewater disposal systems. Therefore, the project will have a will have no impact.

IV f. No Impact.

The topography of the proposed wireless facility will not change as the project will require minimal amounts of grading to place the foundations for the monopoles and will be placed in an area previously disturbed and asphalted next to an existing water tank and wireless facility. No change in ground surface relief features are anticipated, and no designated ridgelines will be impacted. Therefore, no impact will result from this project.

IV g. No impact.

The project will require minimal site preparation limited to installation of foundations for the wireless monopoles and construction of the equipment racks and shelter. All proposed construction activities will not exceed 10,000 cubic yards of soil movement. Therefore, no impacts will result from the project.

VII. GREENHOUSE GAS EMISSIONS

VII a-b. No Impact.

"Greenhouse gases" (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change. These greenhouse gases contribute to an increase in the temperature of the earth's atmosphere. The principal greenhouse gases (GHGs) include carbon dioxide (CO_2), methane, and nitrous oxide. Collectively GHGs are measured as carbon dioxide equivalent (CO_2e).

Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. GHG statues and executive orders (EO) include Assembly Bill (AB) 32, Senate Bill (SB) 1368, Executive Order (EO) S-03-05, EO S-20-06 and EO S-01-07.

AB 32, the California Global Warming Solutions Act of 2006, is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California's reputation as a "national and international leader on energy conservation and environmental stewardship." Most notably AB 32 mandates that by 2020, California's GHG emissions be reduced to 1990 levels.

In August, 2012 the City Council of the City of Santa Clarita passed the Santa Clarita Climate Action Plan (CAP). The CAP demonstrated that the City of Santa Clarita will be able to reduce local greenhouse gas emissions to a level consistent with AB 32. This will be accomplished by implementing the goals, objectives and policies of the General Plan and by continuing to implement existing programs. Therefore, the CAP is consistent with the General Plan.

The proposed wireless facility is consistent with the General Plan in that the facility will be providing supporting services to the surrounding residences in compliance with General Plan policy LU 4.4.4 requiring the protection and enhancement of public utility facilities for all valley residents. The proposed project is consistent with the General Plan, and the General Plan is consistent with the CAP, therefore the project is also consistent with the CAP. Thus, the project will have no impact as it relates to greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

VIII a. No Impact.

The project does not involve the use or storage of hazardous substances other than the small amounts of pesticides and cleaning agents required for normal maintenance of the wireless facility and equipment enclosure. The project must adhere to applicable zoning and fire regulations regarding the use and storage of any hazardous substances. Further there is no evidence that the site has been used for underground storage of hazardous materials.

VIII b. Less than Significant Impact.

The site is not known or expected to contain any underground storage tanks (USTs), aboveground storage tanks (ASTs), gas lines, or other hazardous material conduits or storage facilities. The project site is not included on a list of hazardous materials sites compiled pursuant to 65962.5. There exists no evidence of industrial abuse, legal/illegal dumping, mining, or oil and gas exploration/production. Furthermore, the project does not propose any industrial uses, waste treatment/storage facilities, power plants, or other land uses that are typically associated with hazardous material accidents. The project consists of a wireless communication facility. The Telecommunications Act of 1996 requires the Federal Communications Commission (FCC) to prescribe and make effective regulations governing the environmental effects of RF emissions for telecommunication facilities. The operation of the wireless facility would be in compliance with these regulations. The proposed project would not create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the project will have a less than significant impact.

VIII c. No Impact.

The project site is not located within one-quarter mile of an existing or proposed school. Furthermore, as discussed in Section VII.a) of this report, the proposed uses are not anticipated to store,

use, or generate substantial amounts of hazardous materials, and are not anticipated to utilize any acutely hazardous materials. Therefore, the project would have no related impacts.

VIII d. No Impact.
The site is not found on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (http://www.envirostor.dtsc.ca.gov/public/default.asp) and, as a result, would not create a significant hazard to the public or the environment. Therefore

VIII e. No Impact.
There are no airports located within two miles of the project site; and the project site is not within an airport land use plan. Therefore, the project would not result in a safety hazard for people residing or working in proximity to an airport, and the proposed project would have no associated impacts.

VIII f. No Impact.
The project site is not within the vicinity of a private airstrip. There are no airplane transportation facilities, public or private, within two miles of the project site. Therefore, the project would not result in a safety hazard for people residing or working in proximity to a private airstrip, and the proposed project would have no associated impacts.

VIII g. No Impact.
The construction and operation of the proposed project would not place any permanent or temporary physical barriers on any existing public streets. Furthermore, the project site is not utilized by any emergency response agencies, and no emergency response facilities exist in the project vicinity. The project would be adding additional wireless telecommunication services to a portion of the Santa Clarita Valley that would aid in wireless communication during an emergency situation. Therefore, the proposed project would have no impact to emergency response planning.

VIII h. Less than Significant Impact.
As shown on City's Fire Hazards Zone map (Exhibit S-6 of the City's General Plan), the project site is within a fire hazard area. The project site will be developed in accordance with Fire Code requirements and will not present any additional risk of will not present any additional risk of wild land fires to people or structures within the immediate vicinity. Although the proposed structure is located in an area that is identified as a natural brush area, the project would be unmanned and nobody would live or work on-

site. Therefore, no impacts will result from the project.

VIII i. Less than Significant Impact.

The site is not known or expected to contain any electrical transmission lines, gas lines, oil lines, or other hazardous material conduits or storage facilities. The project site does contain an existing wireless facility, and the proposed project includes the addition of another unmanned wireless facility. The proposed and existing facilities are designed in compliance with all Federal Communication Commission (FCC) regulations and standards governing any environmental effects of emissions. Therefore, the proposed project would have a less than significant impact as it relates to exposing people to existing sources of potential health hazards.

IX. HYDROLOGY AND WATER QUALITY

IX a-m. No Impact.

The proposed project includes the construction of an unmanned wireless facility that includes two new monopoles, an equipment enclosure and two equipment racks to be installed on a previously graded and asphalted area adjacent to an existing water tank. The project will not result in additional waste discharges, will be built in accordance with the National Pollutant Discharge Elimination System (NPDES) requirements and will meet water quality standards. The project would not substantially deplete groundwater supplies or interfere with groundwater recharge as there is no increase in impermeable surfaces. The facility would not substantially alter the drainage pattern of the site area or contribute to runoff that would exceed the capacity of the area. Further, the proposed project is not anticipated to impact any 100-year flood hazard area, river, water body, levee, dam, tsunami, drainage pattern, or runoff of Stormwater Management systems. Therefore, the proposed project is not anticipated to have an impact to hydrology and water quality.

X. LAND USE AND PLANNING

X a. No Impact.

The General Plan designates the project site as Urban Residential 2 (UR2) with a zoning designation of UR2. The project consists of an unmanned wireless communication facility that would be located within an existing utility corridor that holds an existing water tank and wireless facility. The project would not disrupt or physically divide and established community because no residences exist on the project site. In addition, the project will not impact existing supporting residential roads and sidewalks that

connect the existing community. Therefore, the project would have no related impacts.

X b. No Impact.

The project site is not part of a specific plan or redevelopment plan, and the City of Santa Clarita is not within the Coastal Zone, as described in the Coastal Zone Management Act of 1966, or any other plan designed with the purpose of avoiding or mitigating an environmental effect. The project site is zoned Urban Residential 2 and is located within an existing utility corridor. The proposed wireless facility is consistent with the Urban Residential 2 zone with the approval of a Conditional Use Permit, and the wireless facility is consistent with the existing use of a utility corridor for the project site. Therefore, the proposed project would not cause impacts due to conflicts with applicable land use plans, policies, or regulations.

X c. No Impact.

The project site is not within a Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved environmental resource conservation plan. Therefore, the project would not conflict with any adopted environmental conservation plans, and the project would have no related impacts.

XI. MINERAL AND ENERGY RESOURCES

XI a-c. No Impact.

Gold mining and oil production historically have been the principal mineral extraction activities in and around the Santa Clarita Valley. Other minerals found in the planning area include construction aggregate, titanium, and tuff. Mineral resources and extraction areas are shown in the City's General Plan. The proposed project is not known to contain mineral resources and will not affect any of the mineral resources in Santa Clarita. Therefore, there would be no impact.

XII. NOISE

XII a-d. Less than Significant Impact.

The project site is in the vicinity of residences, which are classified as sensitive noise receptors. The impacts of noise levels as it relates to this project are anticipated to only be short-term during construction and are expected to be negligible due to a minor amount of construction with no demolition or major grading being required for the facility as the project will go on an area that is currently graded flat and asphalted. The City of Santa Clarita's Wireless Ordinance restricts the noise emitted from wireless facilities to a no net increase. While wireless facilities do not create

noise, air conditioning units that are used to cool the support equipment cabinets held within the equipment enclosure do. The equipment enclosure is proposed to have a solid roof with sound proofing measures added. An analysis has been submitted to show that a no net increase of noise will occur with the proposed wireless facility. In addition, no groundborne vibration or groundborne noise levels are expected to be emitted by this project. Therefore, the project would have a less than significant impact as it relates to noise and groundborne vibration.

XII e-f. No Impact.

There are no airports, airfields, or airport land use plans within the City. Therefore, the proposed project would cause no impacts related to airport noise.

XIII. POPULATION AND HOUSING

XIII a-c. No Impact.

The proposed project is an unmanned wireless facility proposed to be located on an existing water tank property within an existing utility corridor, and as such, is not anticipated to induce any population growth in the Santa Clarita Valley, either directly or indirectly, nor would the project cause displacement of existing homes or people. The project does not alter the City's population projections and are consistent with the City's General Plan. Therefore, the proposed project would have no impact to population and housing.

XIV. PUBLIC SERVICES

XIV a. (i-iv) No Impact.

The construction of the proposed wireless communication facility will not create any additional demand for public services including fire, police, schools, public facilities and maintenance or other governmental services because there will be no employees reporting to this facility. Fire and police protection services will be able to meet the needs of the project and the surrounding area with existing resources. Therefore, no impacts to public services will result from the project.

XV. RECREATION

XV a-b. No Impact.

The project would not increase the use of existing neighborhood park, regional park or other recreational facilities such that substantial physical deterioration of any facility would occur or be accelerated. The proposal includes the installation of an unmanned wireless communication facility which is not known increase demand of neighborhood parks. No expansion or construction of

additional parks would be required as a result of this project. Therefore, this project will result in no impacts to recreational facilities.

XVI. TRANSPORTATION/TRAFFIC

XVI a-b. No Impact.

The proposed wireless facility is unmanned and would not result in an in increase in traffic. The project would require occasional maintenance; however, it is not expected to generate more than one trip per month to and from the project site. As a result, the project will not conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, or decrease the performance or safety of such facilities and does not conflict with any applicable congestion management system. Therefore, no impacts would result from this project.

XVI c-g. No Impact.

The project area is not within an airport land use plan or within two miles of public airport or public use airport. Consequently, the proposed project would not affect any airport facilities and would not cause a change in the directional patterns of aircraft. The project would not change the roadway network, thereby eliminating any chance of creating curves or dangerous intersections, or introducing farm equipment to the area. A maintenance road and emergency access is currently provided to the site, and the proposed placement of the equipment on the project site will not inhibit access or circulation of emergency services to the project site, nor would they conflict with adopted policies or programs regarding public transit, bicycle or pedestrian facilities, or in any other way decrease the performance and safety of such facilities. Therefore, no impacts would result from this project.

XVII. UTILITIES AND SERVICE SYSTEMS

XVII a-g. No Impact.

The proposed wireless facility would be unmanned and would not require connection to water utilities or generate any solid waste. The project would not result in the construction of new or expansion of existing water or wastewater treatment facilities nor exceed the wastewater treatment requirements of the Regional Water Quality Control Board. The project would be placed on an existing graded and asphalted project site with existing drainage facilities. The project impacts would be minimal in nature and are not anticipated to increase any stormwater drainage or require the construction or expansion of existing facilities. The only solid

waste anticipated as a result of the project would be minimal and directly result from the construction of the project. Any waste created during construction would be disposed of in compliance with federal, state and local statutes. Therefore, the project would have no impacts.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

XVIII a. No Impact.

The proposed project will be located within an existing utility corridor, on an area that has been previously graded, covered with asphalt, developed with a water tank and a 100' tall wireless facility. The proposed project will not impact the environment, will not lead to a substantial reduction in habitat of a fish or wildlife species, or reduce, restrict or eliminate any number of rare, threatened or endangered species or eliminate important examples of the major periods of California history or prehistory. Therefore, there would be no impact.

XVIII b. No Impact.

The proposed wireless facility would not have impacts that are individually limited, but cumulatively considerable. The proposed facility would be installing two monopoles, two equipment racks and an equipment enclosure. The facility would not have incremental effects that are considerable because the site is located within an existing utility corridor, currently developed with a water tank and a wireless facility. The proposed use would not be intensifying the use of the site. Therefore, no impacts would occur from this project.

XVIII c. No Impact.

The project does not have environmental effect which will cause substantial adverse effects on human beings, either directly or indirectly. Therefore, no impacts will result from this project.

XIX. DEPARTMENT OF FISH AND GAME 'DE MINIMUS' FINDING:

XIX a. No Impact.

The legislative intent of the Department of Fish and Game 'De Minimus' Finding is "to extend the current user-based funding system by allocating the transactional costs of wildlife protection and management to those who would consume those resources through urbanization and development..." (AB 3158, Chapter 1706, Statutes of 1990, effective January 1, 1991, Section 1(c)). Since the proposed project is not anticipated to have a significant adverse effect either individually or cumulatively, on fish and wildlife resources, the project's impacts on fish and wildlife are de minimus.

Environmental Noise Assessment Report

Site No. NL0413
CASPR # 3551016881
NCWD Mammoth Lane Water Tank
29251 Mammoth Lane
Santa Clarita, CA 91387

EBI Project No. 24130042
Rev. March 6, 2014

Prepared for:

AT&T Mobility, LLC
c/o Black & Veach Corp
12750 Center Court Drive, Suite 330
Cerritos, CA 90703

Prepared by:

EBI Consulting
environmental | engineering | due diligence

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APPENDICES

Appendix A Sound Monitoring Data & Notes
Appendix B Equipment Specifications

1.0 EXECUTIVE SUMMARY

AT&T, proposes to locate an unstaffed wireless telecommunications facility at site number NL0413 (site name NCWD Mammoth Lane Water Tank). This site is located by the city water tank. The water tank is in a residential area located at 29251 Mammoth Lane, Santa Clarita, CA 91387, and is herein referred to as NCWD Mammoth Lane Water Tank.

A study of the noise effects from the proposed climate controlled equipment on nearby areas was performed by EBI Consulting. Existing sound levels at the proposed equipment location and closest residential property line were measured on October 10, 2013. Acoustic modeling was done to assess the potential change in existing sound levels and predict post construction daytime and nighttime sound levels. This report evaluates the compliance for the 29251 Mammoth Lane site in relation to the City of Santa Clarita 11.44.040 noise level limits. In addition, this reports considers the "no net increase" requirements, described in the Santa Clarita Municipal Code Section 17.69.030.D.2 for wireless facilities proposed for installation within residential zones.

Based on the results of this study, EBI concludes that the NL0413 project will be in compliance with the City of Santa Clarita 11.44.040 noise level limits concerning the sound level limits at all project property lines and Municipal Code Section 17.69.030.D.2 at the nearest receptor location.

2.0 BACKGROUND

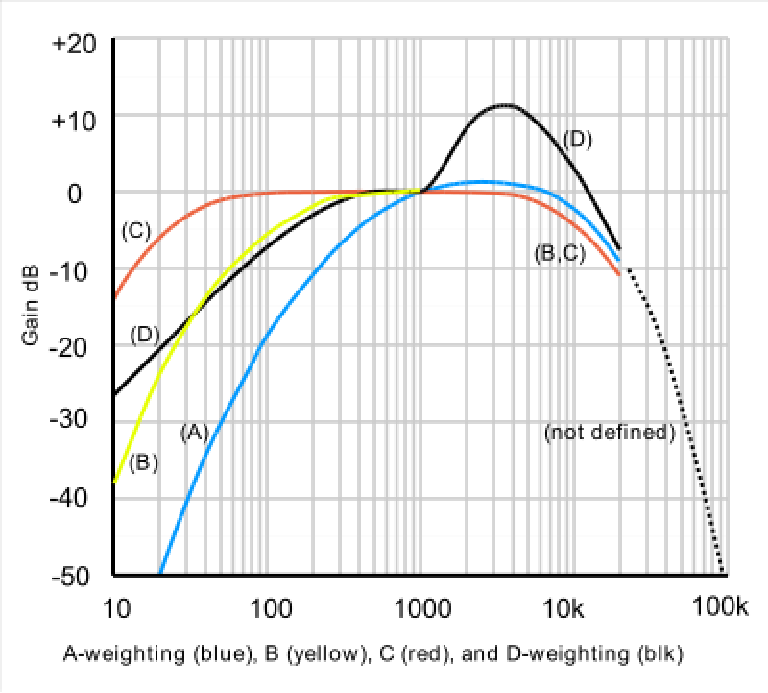
All sounds originate from a source. The sound energy, produced by a source, creates variations in air pressure which travel in all directions much like a wave ripples across the water. The "loudness" or intensity of a sound is a function of the sound pressure level, defined as the ratio of two pressures: the measured sound pressure from the source divided by a reference pressure (i.e. threshold of human hearing). Sould level measurements are most commonly expressed using the decibel (dB) scale. The decibel scale is logarithmic to accommodate the wide range of sound intensities the human ear is capable of responding to. On this scale, the threshold of human hearing is equal to 0 dB, while levels above 140 dB can cause immediate hearing damage.

One property of the decibel scale is that the combined sound pressure level of separate sound sources is not simply the sum of the contributing sources. For example, if the sound of one source of 70 dB is added to another source of 70 dB, the total is only 73 dB, not a doubling to 140 dB. In terms of human perception of sound, a 3 dB difference is the minimum perceptible change for broadband sounds (i.e. sounds that include all frequencies). A difference of 10 dB represents a perceived halving or doubling of loudness.

Environmental sound is commonly expressed in terms of the A-weighted sound level (dBA). The A-weighting is a standard filter to make measured sound levels more nearly approximate the frequency response of the human ear. Table 1 shows the adjustments made at each octave band frequency to contour un-weighted sound levels (dB) to A-weighted sound levels (dBA).

TABLE 1 - A-WEIGHTED OCTAVE BAND ADJUSTMENT (±dB)

Octave Band Center Frequency (Hz)	32	64	125	250	500	1000	2000	4000	8000	16000
A-weighting Adjustment (±dB)	-39.4	-26.2	-16.1	-8.6	-3.6	0.0	+1.2	+1.0	-1.1	-6.6



Environmental sound varies depending on environmental conditions. Some sounds are sharp impulses lasting for short periods of time, while others rise and fall over longer periods of time. There are various measures (metrics) of sound pressure designed for different purposes. The Leq, or equivalent sound level, is the steady-state sound level over a period of time that has the same acoustic energy as the fluctuating sound that was measured over the same period. The Leq is commonly referred to as the average sound level and is calculated automatically by the sound level meter using methods defined in ANSI S1.4-1983[1].

[1] American National Standards Institute, ANSI S1-4-1983, American National Standard Specification for Sound Level Meters, 1983

3.0 REGULATORY REQUIREMENTS

Section 11.44.040 City of Santa Clarita Municipal Code: Noise Limits

The City of Santa Clarita describes Community Noise standards and noise level limits. These limits are applicable at the boundaries of the property where sound is produced. The table of sound level limits for each land use category has been extracted from the Ordinance and is shown in Table 2 below. Note that the limit corresponding to the zoning district of the receiver (not the noise source) is applied.

TABLE 2 – SANTA CLARITA MUNICIPAL CODE
TABLE OF APPLICABLE EXTERNAL NOISE LIMITS

Region	Time of Day	Noise Level (dbA, Leq)
Residential	Daytime	65
	Nighttime	55
Commercial and Manufacturing	Daytime	80
	Nighttime	70

Correction to Noise Limits:

Noise Condition	Correction (in dB)
Repetitive impulsive noise	-5
Steady whine, screech, or hum	-5

Additionally, the City of Santa Clarita has a Wirless Facility Requirement as stated in Section 17.17.040 of the municipal code:

"Within residential zones, sound proofing measures shall be used to reduce noise caused by the operation of wireless facilities and all accessory equipment to a level which would have a no-net increase in ambient noise level."

4.0 SITE DESCRIPTION

The site NL0413 is located at a city water tank. The water tank is in a residential neighborhood located at 29251 Mammoth Lane, Santa Clarita, CA . The site is zoned as RS, residential, according to the City of Santa Clarita zoning map[2], and therefore noise generated by the installed equipment is subject to the limitations in the residential zone category of Table 2. Two (2) Argus and Five (5) Purcell cabinets are proposed for installation at the western property line. Figure 1 presents the proposed equipment cabinet location, monitoring locations, property line and nearest residential property. According to aerial photographs, the nearest private residential structure is approximately 310 feet from the equipment cabinets.

[2] City of Santa Clarita "Official Zoning Map," July , 2013. Online: http://www.santa-clarita.com/modules/showdocument.aspx?documentid=7873

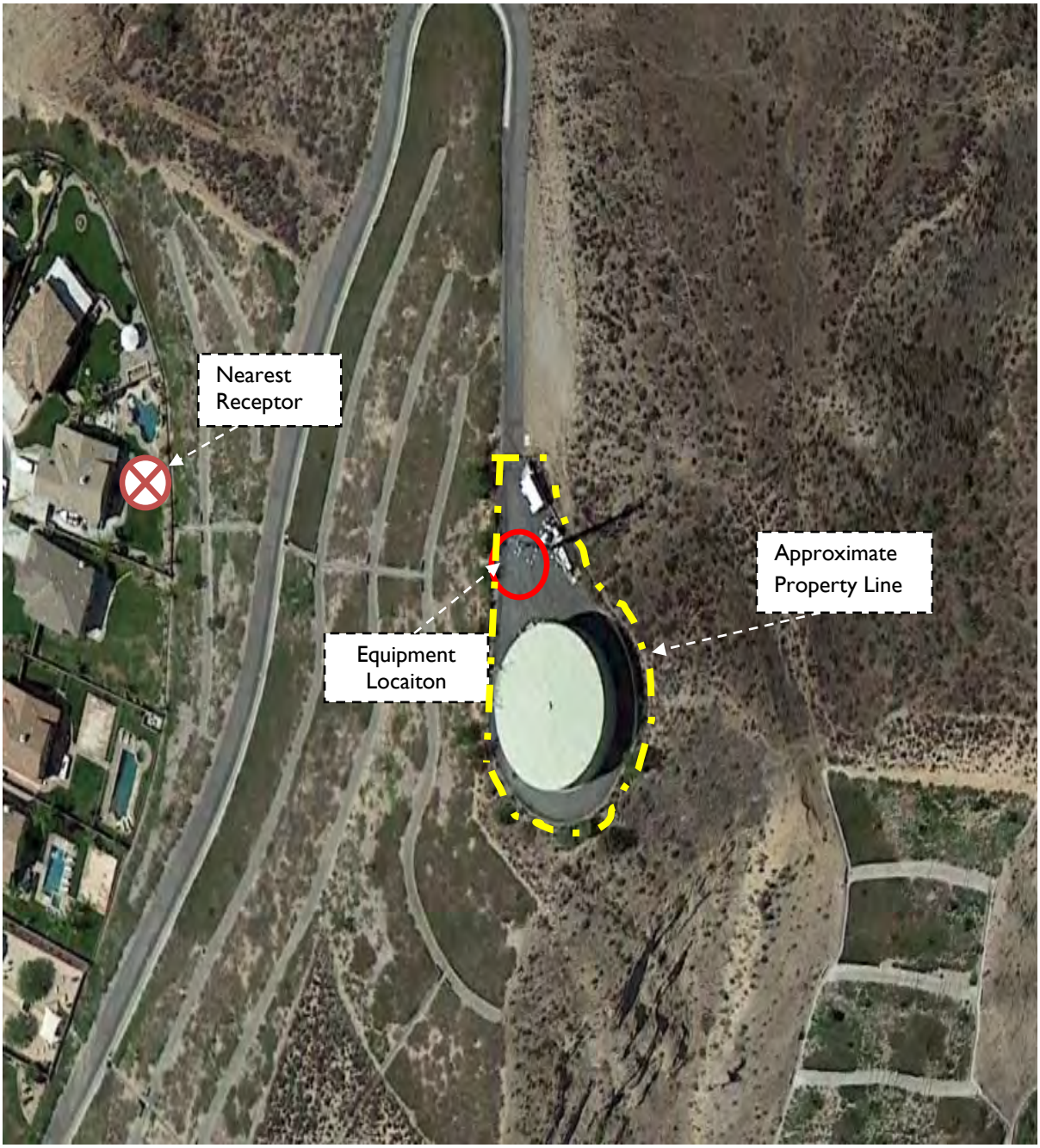


FIGURE 1 – AERIAL SITE AND MONITORING LOCATIONS

Noise Compliance Survey
NCWD Mammoth Lane Water Tank
NL0413
29251 Mammoth Lane, Santa Clarita, CA 91387
Site Visit Date: October 10, 2013

5.0 AMBIENT SOUND LEVEL MEASUREMENTS

Short-term (20 minute) sound monitoring, day and night, was performed in the area surrounding the proposed location on October 10, 2013. See Figure 1.

All sound level measurements were taken with a Casella CEL-63X real-time octave-band sound level analyzer, which was equipped with a precision condenser microphone having an operating range of 5 dB to 140 dB, and an overall frequency range of 3.5 to 20,000 Hz. The meter meets or exceeds all requirements set forth in the American National Standards Institute (ANSI) Standards for Type 1 for quality and accuracy. Prior to and immediately following both measurement sessions, the sound analyzer was calibrated (no level adjustment was required) with an ANSI Type 1 calibrator, which has an accuracy traceable to the National Institute of Standards and Technology (NIST). All instrumentation was laboratory calibrated per ANSI recommendations. For all measurement sessions the microphone was fitted with an environmental windscreen to negate the effect of air movement and tri-pod mounted at a height of 1.3 meters above grade, and measurements were made away from any vertical reflecting surfaces in compliance with ANSI Standards S12.9[3]. All data were downloaded to a computer following the measurement session. The sound data are shown in Appendix A and are summarized in Table 3.

TABLE 3 – AMBIENT SOUNT LEVEL MONITORING RESULTS
OCTOBER 10, 2013

Location	Time	L_{eq} (dBA)
Nearest Receptor	12:49 – 1:10pm	49.1
	12:30 – 12:51am	32.1

[3] Acoustical Society of America, ANSI Standard S12.9-1992, "Quantities and Procedures for Description and Measurement of Environmental Sound"

6.0 MODELED POST CONSTRUCTION NOISE LEVELS

The Cadna/A® computer noise model was used for computing sound levels from the proposed equipment throughout the surrounding community. An industry standard, employing ISO 9613-2 methodology , Cadna/A was developed to provide estimates of sound levels at distances from specific noise sources taking into account the effects of terrain features including relative elevations of noise sources, receivers, and intervening objects (buildings, hills, trees), and ground effects due to areas of hard ground (pavement, water) and soft ground (grass, field, forest). In addition to computing sound levels at specific receiver positions, Cadna/A can compute noise contours showing areas of equal and similar sound level.

As input, Cadna/A incorporated a *geometric model* of the study area, reference *noise source* levels. Cadna/A uses a *sound propagation model* to project noise levels from equipment operations into the surrounding community. The three-dimensional geometric model of the study area was developed from aerial photography and digital terrain information obtained from Google Earth.

Note that an earlier study done here by EBI in October 2013 employed a slightly less complex, but still computationally accurate model. To verify that the two models agreed, the case studied in the earlier report, that of 2 cabinets behind an 8 foot high barrier, was modeled at the outset for the locations modeled earlied in that study. The results of the two models agreed to within .2 dBA, an excellent agreement.

Predictive post-construction noise levels were calculated for site NL0413 using measured existing noise levels and acoustical specifications for one configuration of Purcell and Argus cabinets, consisting of five cabinets in a row behind an eight foot high barrier walled enclosure. Noise specifications and modeling results for proposed equipment are summarized in Table 4; they are the similar to those used in the original study to reflect an eight-foot high barrier wall, however this report includes an added shelter roof noise enclosure around the fans, which conservatively adds 10 dBA of reduction. The roof will be in contact with the west enclosure wall and may contain ventilation openings on the east wall for ventilation.

The total sound levels expected at each relevant location are summarized in Tables 4-5. The sound levels are summarized in Table 5 at the nearest receptor location (nearest residence / residential property line), where the measurements were made. At the nearest receptor location, daytime sound levels are projected to increase by .0 dBA, while nighttime levels are projected to go up about .0 dBA, which satisfies the no net increase condition. Note that these are conservative estimates based on a reduction of 10 dBA by the enclosure; the actual amount of reduction should be considerably higher, giving even lower sound levels.

TABLE 4 – ACOUSTIC MODELING RESULTS

Source Name	Equipment Noise Impact (dBA)	
	Source	Nearest Receptor
Five Purcell and Two Argus Cabinets	65.2	16

TABLE 5 – POST CONSTRUCTION SOUND LEVEL RESULTS, FIVE PURCELL AND TWO ARGUS CABINETS

Location	Existing Condition (dBA)		Future Condition (dBA) and Increase (±dB) w/ Proposed Equipment	
	Daytime	Nighttime	Daytime	Nighttime
Nearest Receptor	43.0	32.6	43.0	32.6

7.0 RESULTS AND CONCLUSIONS

The City of Santa Clarita Municipal Code stipulates for an area zoned residential the noise limit shall not exceed 65 dBA between the daytime hours of 7:00 a.m. to 9:00 p.m., and the nighttime hours of 9:00 p.m. to 7:00 a.m. the noise level shall not exceed a level of 55 dBa. Ambient daytime and nighttime at NL0413 were both below the respective limits set forth by the Santa Clarita Municipal Code (see table 5). The proposed project will not result in any increase to ambient noise levels at the nearest receptor location, and in compliance with the "no net-increase" noise requirement of the Santa Clarita Municipal code.

Post-construction worst-case modeled sound levels are within the margin of error of EBI's acoustical model (+/- 1 dB). The "worst-case" modeling methodologies are based on the manufacturer-provided equipment specifications. Manufacturer specifications include a decibel rating, which reflects the maximum decibel output the equipment will produce when running at full capacity. All equipment is assumed to be running at full capacity, simultaneously, twenty-four hours per day. Actual post-construction noise levels are expected to be below the levels predicted in our report, because the equipment is expected to produce less noise during normal conditions.

LIMITATIONS

This report was prepared for the use of AT&T and Black & Veatch Corp. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date and time of the investigation. Reported noise levels contained herein are a factor of meteorological and environmental conditions present at the time of the site survey, and represent "typical" site noise levels. Measurement and calculations contained in this report should be considered accurate to within one decibel. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report and has been designed to address the City of Santa Clarita of 11.44.040 noise limits

8.0 REVIEWER CERTIFICATION

I, Cynara Cannatella, state that:

- I am an employee of Envirobusiness Inc. (d/b/a EBI Consulting), which provides acoustic survey and compliance services to the wireless communications industry. I have reviewed the data collected during the site survey which is incorporated into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Sincerely,
By EBI Consulting

Cynara Cannatella
Senior Engineer

APPENDIX A

SOUND MONITORING DATA & NOTES

EBI CONSULTING - NOISE MONITORING FIELD NOTES

EBI Project #: _____ **Client Site #:** _____

Performed By: Aaron Donnelly

MEASUREMENT	
Location #:	1
Location:	Water tank compound
Date:	Thursday, October 10, 2013
Start Time/End Time:	12:10/12:31
Run #:	#001

MEASUREMENT LOCATION (SKETCH)

WEATHER CONDITIONS: (per http://www.erh.noaa.gov/)	Start	End
Temperature:	64	64
Wind Speed:	6	6
Wind Direction:	S	S
Humidity:	46	46
Sky:	Clear	Clear

SOUND SOURCES (order by most prominent)

1)	Wind	5)	
2)	Sprint and T-Mobile equipment cabinets cooling fans	6)	
3)		7)	
4)		8)	

MONITORING NOTES (describe & note time of intrusions, changes in condition, etc.)

1st 5 minutes; 3.00 - 3.29 Small business jet, 4.20 - 5.00 Small airplane

2nd 5 minutes; 0.00 - 0.22 Small airplane, 3.54 - 4.40 Small turob-prop airplane

3rd 5 minutes; 2.13 - 2.42 Small airplane, 4.04 Unknown metallic noise

4th 5 minutes;

5th 1 minute;

EBI CONSULTING - NOISE MONITORING FIELD NOTES

EBI Project #: _____ **Client Site #:** _____

Performed By: Aaron Donnelly

MEASUREMENT	
Location #:	1
Location:	Water tank compound
Date:	Friday, October 11, 2013
Start Time / End Time:	00:00/00:21
Run #:	#004

MEASUREMENT LOCATION (SKETCH)

WEATHER CONDITIONS: (per http://www.erh.noaa.gov/)	Start	End
Temperature:	55	55
Wind Speed:	0	0
Wind Direction:		
Humidity:	69	69
Sky:	Clear	Clear

SOUND SOURCES (order by most prominent)

1)	Sprint and T-Mobile equipment cabinets cooling fans	5)	
2)		6)	
3)		7)	
4)		8)	

MONITORING NOTES (describe & note time of intrusions, changes in condition, etc.)

1st 5 minutes;

2nd 5 minutes;

3rd 5 minutes;

4th 5 minutes;

5th 1 minute;

ID	PERIODID	STARTDATE	OCTAVETYI	FREQ32HZ	FREQ63HZ	FREQ125HZ	FREQ250HZ	FREQ500HZ	FREQ1KHZ	FREQ2KHZ	FREQ4KHZ	FREQ8KHZ	FREQ16KHZ	VARLN
Day Run 1														
fc44f167-f5	b1624447-a	10/10/2013 12:30	3	62.1	58.8	54.1	49.3	46.8	41.5	34.3	28	23.7	24.5	NULL
ec0f5230-7	b8a3291c-c	10/10/2013 12:25	3	61.1	57.6	54.3	48.1	45.3	41.4	33.8	27.2	23.3	24.3	NULL
be94875c-3	9d378b4e-c	10/10/2013 12:20	3	65.7	59.7	56.5	49.6	47.8	42.7	35.9	30.7	28.4	30.5	NULL
b47ecdbf-9	d5ad0f92-b	10/10/2013 12:15	3	63.5	57.2	61.6	63.7	46.8	42.5	35.3	28.6	25.8	27.3	NULL
3da081da-c	d1c13c51-b	10/10/2013 12:10	3	64.3	57.9	52.8	49.4	48.4	45.3	37	29.5	26.8	28.5	NULL
			Average	63.34	58.24	55.86	52.02	47.02	42.68	35.26	28.8	25.6	27.02	
Day Run 2														
84264486-c	4fe98b1d-1	10/10/2013 13:09	3	68.4	63	54	43.6	37.7	36.2	31.9	29.4	29.9	32.2	NULL
6521f69c-b	8fb66adf-d	10/10/2013 13:04	3	60.8	54.7	47.1	39.8	37.2	36.3	29	24.5	23.4	22.9	NULL
58c6b1a8-9	485a8056-a	10/10/2013 12:59	3	65.8	60.4	52.3	44.7	39.2	37.1	30.3	26.9	27.6	29.7	NULL
c4b6610f-1	5129f358-6	10/10/2013 12:54	3	62.3	56.7	50.2	42.5	38.6	34.8	29.3	25.4	23.7	25.5	NULL
73e812ce-c	d5c6be78-b	10/10/2013 12:49	3	67.7	63	56.1	49.8	44	38.1	31.6	28.5	29.1	31.4	NULL
			Average	65	59.56	51.94	44.08	39.34	36.5	30.42	26.94	26.74	28.34	
Night Run 1														
7a993c16-a	f328e63f-8	10/11/2013 0:20	3	53.1	48	51.9	46.3	51.2	40.6	36.9	33.3	24.5	14.9	NULL
65187f1d-5	a1ef8416-1	10/11/2013 0:15	3	53.4	48.1	51.7	46.2	50.8	40.7	36.8	32.8	23.5	14.7	NULL
75c37774-8	c6488ef5-7	10/11/2013 0:10	3	54.6	48.4	51.8	46.3	51	40.4	36.5	32.6	23.4	14.7	NULL
bdb3ff71-5	0747a743-b	10/11/2013 0:05	3	53.5	48	51.9	45.7	50.5	40.5	36.2	32.5	23.4	14.8	NULL
8193c1a5-0	d9406ac9-b	10/11/2013 0:00	3	53.5	48.1	52	45.7	50.5	40.4	36.2	32.2	22.9	15.6	NULL
			Average	53.62	48.12	51.86	46.04	50.8	40.52	36.52	32.68	23.54	14.94	
Night Run 2														
20c631a6-b	5930a550-3	10/11/2013 0:51	3	45.5	45.4	42.5	32.3	27.2	21.9	21.2	12.6	12.8	13.4	NULL
5be4a6b2-c	0d28dce1-7	10/11/2013 0:46	3	44.2	45.2	42.8	32.2	24	24.7	20.3	17.6	15.3	13.8	NULL
9ce6f055-b	3cee10af-d	10/11/2013 0:41	3	43.2	45.4	38.8	29.1	27.3	27.2	19.9	15	13.3	13.5	NULL
afcd0008-a	b0b03116-c	10/11/2013 0:36	3	45.2	44.8	43.8	34.3	29.7	28.8	21	17	15.1	13.7	NULL
84105ebf-b	2a35fdc5-2	10/11/2013 0:31	3	44.3	43.4	39.3	32.4	39.5	37.1	30	19	16.7	14.2	NULL
			Average	44.48	44.84	41.44	32.06	29.54	27.94	22.48	16.24	14.64	13.72	

APPENDIX B

EQUIPMENT SPECIFICATIONS

FlexSure®

FLX12WS

GR-487 Certified for Wireless Data Broadband Backhaul Applications

Highly-Configurable and Modular

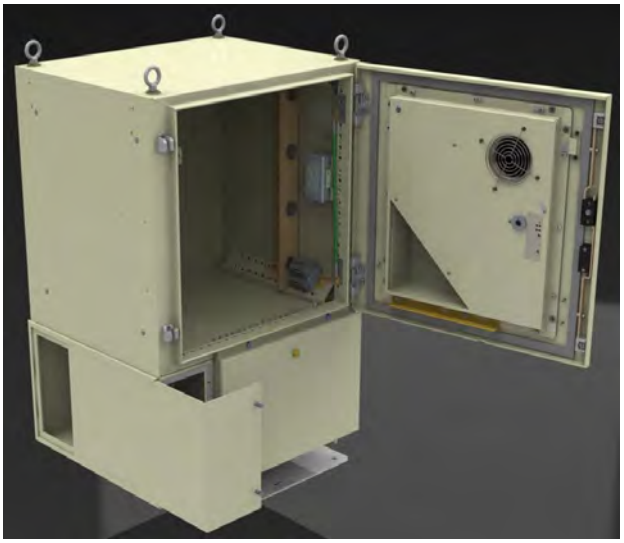
- FlexSure architecture uses interchangeable components to support virtually any configuration
- Expandable architecture allows you to modify the cabinet as application requirements grow
- Optional components may be added to the equipment bay including thermal management, battery base, AC power termination and splice end chamber, and DC power management

Advanced Thermal Management Capabilities

- Direct Air Cooling (DAC) options
- Thermoelectric Cooling (TEC) options
- Air Conditioning options
- Adjust thermal management as requirements change- replace the cabinet door in the field with no service interruption

Unique Cabinet Mounting and Demarcation Options

- Cabinet-on cabinet vertical stacking maximizes available space
- Pad, pole, wall, and H-frame mounting available
- Plinth options allow for simple cable egress
- Sliding demarcation access door



FLX12WS-2010-051

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FlexSure®

FLX12WS

GR-487 Certified for Wireless Data Broadband Backhaul Applications

Equipment Mounting
• 12RU, 19” or 23” rails, front to back adjustable

Construction Materials
• Material: Aluminum (lightweight, corrosion-resistant
• Paint: GR-487 tested & certified power coat

Door/Side Panel Construction
• Doors: Front door with door alarm and optional air conditioner, heat exchanger, or fan system
• Latches: Two-point latched, pad lockable

Cable Entry
• (5) 1 3/8", (1) 7/8", (3) 2 1/2", (2) 4 1/8" knockouts

Battery Pedestal
• Accommodates up to 60Ahr batteries

Warranty
• 5 years enclosure/1 year thermal system

Environmental Options
• Thermoelectric Cooler: 400W @ 0°dT, +24VDC, -48VDC, or 120VAC
• Air Conditioner: Up to 2,000 BTU/hr air conditioner with heater
• Heat Exchanger: Up to 39W/ °C heat exchanger, +24VDC or -48VDC
• Fan System: DC powered fan system for equipment cooling

AC Power Options
• 30A-main power with optional transient voltage surge protection, 15A generator connection cable, and 6-position DIN-mounted AC breaker panel (120V or 240V configurations). Optional DIN-mounted TVSS
• 15A GFCI dual outlet receptacle convenience outlet

Mounting Options
• 4” plinth
• 14” plinth
• Pole mount kit
• Wall mount kit
• Vertical cabinet-on-cabinet stacking

Configuration	Variable	Height	Width	Depth
Battery Pedestal	Basic	35.00		
	Demarc Box	41.09		
	Demarc Box, Eye Bolt	43.40		
Plinth	Basic	27.02		
	Demarc Box	33.11		
	Demarc Box, Eye Bolt	35.42		
Side Chamber			33.86	
No Side Chamber			24.00	
ECU	None			20.00
	Heat Exchanger			23.25
	Thermoelectric Cooler			26.50
	Air Conditioner			30.22

Assembly	Weight (Lbs)
Equipment Bay	53
HEX Door	22
TEC Door	59
A/C Door	71
Plinth	8
Battery Pedestal	34
Demarc Box	20
Side Chamber	45

Purcell Systems, Inc.
16125 East Euclid Avenue Spokane Washington 99216
Phone: 509.755.0341 **www.purcellsystems.com**

FLX12WS-2010-051
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3.6 Acoustical Noise Emissions

This is an operational test. The intent of this test is to ensure that equipment does not produce decibel levels that will interfere with normal speech, or be excessive in comparison to an acceptable level.

R3-222 [157] Cabinets equipped with telecommunications equipment and associated cooling fans shall suppress acoustical noise to a level of less than 65 dBA at every measurement point at a distance of 1.5 m (5 ft) from the cabinet with the doors closed during times of maximum noise generation within the cabinet. Measurements are made via sound pressure.

Note: For cabinets with a permanent generator, this criterion shall be met with the generator not running. With the generator running, the acoustical noise level shall be less than 75 dBA.

3.6.1 Test Procedure

a. The sound level was measured by a sound level meter meeting ANSI 1.4, and was set to the A-weighting scale and the slow meter response setting.

b. Measurements were made in accordance with ANSI 1.18. For the duration of this test, all equipment fans and any other noise producing equipment were operating so that the maximum noise possible was being produced within the cabinet.

c. Sound levels thus produced were measured at 1.5 m (5 ft) from the cabinet surfaces in all horizontal directions at a height of 1 m (3 ft) from the cabinet-mounting surface.

3.6.2 Summary of Test Results

Acoustical noise measurements did not exceed 65 dBA. The Te45v3 Power System Cabinet and Te45v3 Battery Cabinet **conformed** to **Requirement R3-222[157]**.

3.6.3 Test Data

ACOUSTICAL NOISE EMISSIONS

CUSTOMER:	Alpha Technologies	**MJO:**	PR016498
TEST ITEM:	Te45 V3 Power System Cabinet		
PART NUMBER:	0570042-001	**S/N:**	NP662-10-002
MODEL NUMBER:	N/A	**SYSTEM:**	N/A
SPECIFICATION:	Telcordia GR-487-CORE, Issue 3	**SECTION:**	3.32
TEST DATE:	02/16/13	**TEMP:**	24ºC **RH:** 15%

DESCRIPTION OF TEST

REQUIREMENTS	COMPLIANCE (Yes, No or N/A)
R3-222 [157] Cabinets equipped with telecommunications equipment and associated cooling fans shall suppress acoustical noise to a level of less than 65 dBA at every measurement point at a distance of 1.5 m (5 ft) from the cabinet with the doors closed during times of maximum noise generation within the cabinet. Measurements are made via sound pressure. **Note**: For cabinets with a permanent generator, this criterion shall be met with the generator not running. With the generator running, the acoustical noise level shall be less than 75 dBA.	☑ YES ☐ NO ☐ NA

DATE / TIME	DATA ENTRIES
2/16/13 12:00	Front Door of Cabinet- 60.4 dBA
	Left Front Corner- 59.4 dBA
	Left Side of Cabinet- 57.0 dBA
	Left rear corner- 56.1 dBA
	Rear panel of cabinet- 55.9 dBA
	Right rear corner of cabinet- 55.8 dBA
	Right side of cabinet- 55.8 dBA
	Front right corner of cabinet- 58.5 dBA
2/16/13 12:15	Test complete.
	No measurement point exceeded 65 dBA.

TECHNICIAN:	Michael Williams	**DATE:**	02/16/13
ENGINEER:	Jeff Feenstra		

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ACOUSTICAL NOISE EMISSIONS

CUSTOMER:	Alpha Technologies	**MJO:**	PR016498
TEST ITEM:	Te45 V3 Battery Cabinet		
PART NUMBER:	0570043-001	**S/N:**	NP649-10-003
MODEL NUMBER:	N/A	**SYSTEM:**	N/A
SPECIFICATION:	Telcordia GR-487-CORE, Issue 3	**SECTION:**	3.32
TEST DATE:	02/16/13	**TEMP:**	24ºC **RH:** 15%

DESCRIPTION OF TEST

REQUIREMENTS	COMPLIANCE (Yes, No or N/A)
R3-222 [157] Cabinets equipped with telecommunications equipment and associated cooling fans shall suppress acoustical noise to a level of less than 65 dBA at every measurement point at a distance of 1.5 m (5 ft) from the cabinet with the doors closed during times of maximum noise generation within the cabinet. Measurements are made via sound pressure. **Note**: For cabinets with a permanent generator, this criterion shall be met with the generator not running. With the generator running, the acoustical noise level shall be less than 75 dBA.	☑ YES ☐ NO ☐ NA

DATE / TIME	DATA ENTRIES
2/16/13 11:10	Front Door of Cabinet- 56.3 dBA
	Left Front Corner- 56.2 dBA
	Left Side of Cabinet- 55.5 dBA
	Left rear corner- 53.8 dBA
	Rear panel of cabinet- 54.2 dBA
	Right rear corner of cabinet- 53.7 dBA
	Right side of cabinet- 55.4 dBA
	Front right corner of cabinet- 58.5 dBA
2/16/13 11:25	Test complete.
	No measurement point exceeded 65 dBA.

TECHNICIAN: Michael Williams **DATE:** 02/16/13

ENGINEER: Jeff Feenstra

3.6.4 Test Equipment

Test Dates: 2/16/13					
Description	**Manufacturer**	**Model**	**NTS Control No.**	**Cal. Date**	**Cal. Due**
Hygrometer	Cole-Parmer	03313-86	FL 2865	9/16/11	9/16/13
Sound Level Calibrator	Bruel & Kjaer	4231	FL 2147	10/15/12	10/15/13
Microphone	Ono Sokki	MI-1233	FL 2144	10/15/12	10/15/13
Precision Integrating Sound Level Meter	Ono Sokki	LA-5111	FL 2145	10/15/12	10/15/13
Barometer/ Thermometer	Cole-Parmer	90080-02	FL 6649	3/26/12	3/26/14

3.6.5 Photographs

Acoustical Noise Emissions – Power System Cabinet

Acoustical Noise Emissions – Battery Cabinet

3.7 Fire Resistance

The Fire Resistance (Brush-fire) test in this section is intended to provide a Fire Resistance test to ensure that the pad-mount or large pole-mount cabinets are able to remain in service and protect the equipment inside so that minimal service and repair is required to bring these cabinets back on line. It is recognized that smaller types of pole- or structure-mounted equipment may be damaged beyond field repair and will require complete replacement. Small pole- or structure-mounted equipment and enclosures such as some ONUs, repeater housing, sealed DSLAMs, apparatus cases, etc., do not need to be subjected to the test as they are considered disposable if a brush fire occurs.

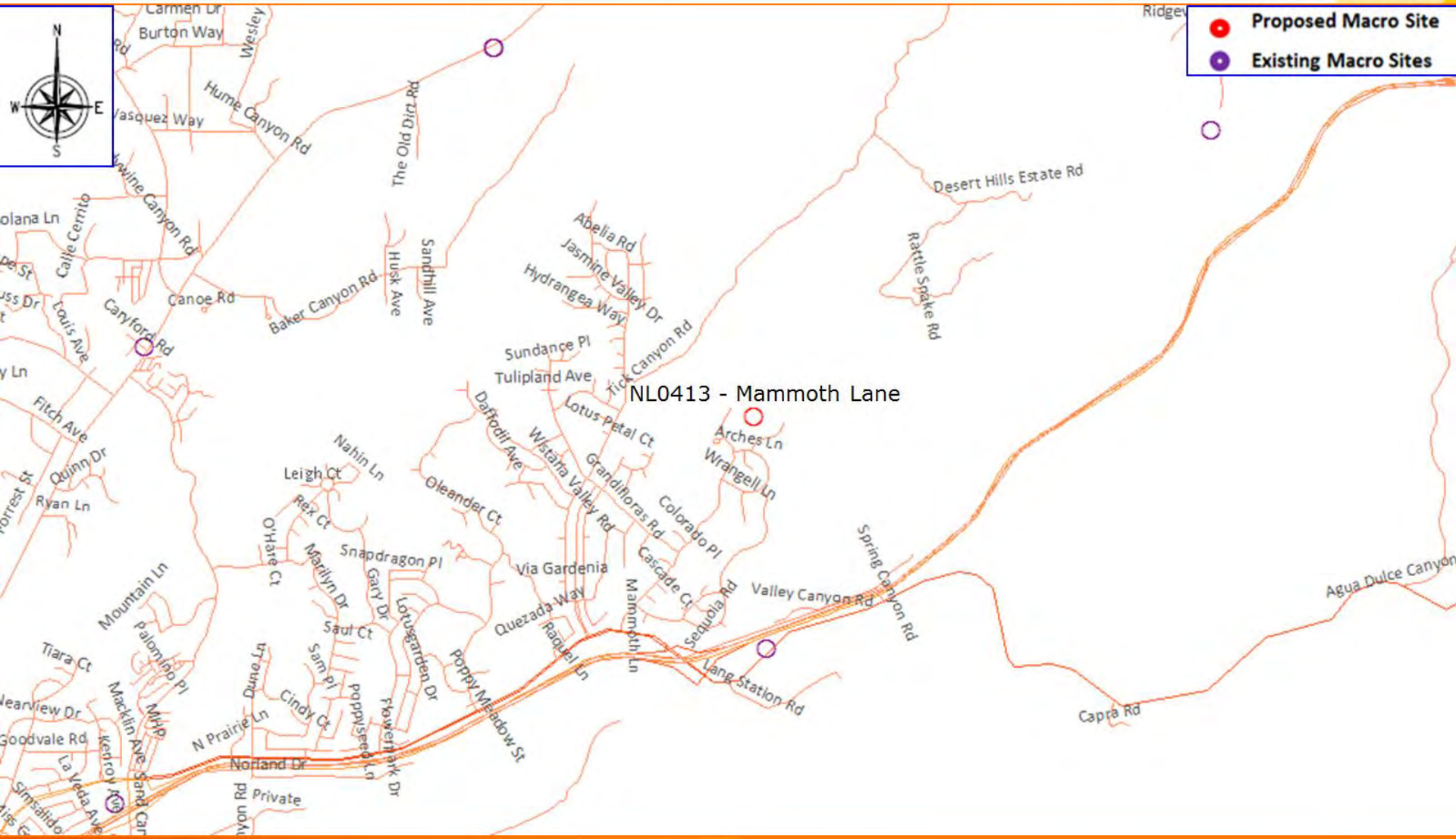
R3-229 [164] Cabinets shall maintain internal temperatures that preclude ignition of the intended equipment inside when subjected to the simulated Brush Fire test. Following testing, there shall be no evidence that would suggest ignition, melting, or burning of internal equipment or a component sufficient to impair field service of the cabinet, including all components that are part of the cabinet product itself. Service for these requirements is defined as the ability of a field technician to be able to work on the cabinet and bring it back on line, and is not intended to mean telephony service. Exterior painted finishes may be blistered, peeled, or burned off.

For fire resistance, pad-mounted and pole-mounted units shall be secured directly using the hardware provided or recommended by the manufacturer. Pad-mounted units are directly mounted to a secure surface, while pole-mounted units are on a pole with the bottom of the cabinet 2 feet off the ground. Small cabinets shall be mounted at 2 feet or at a height specified by the manufacturer. The pole shall be a steel pole that is 9 inches in diameter and 1/2 inch thick that is welded to a steel flange that will mount to a secure surface.

Pole-mounted units shall be mounted on a pole (with a metal plug installed in place of conduit) at a height of 2 feet and dry wheat straw placed under the cabinet. Small cabinets shall be mounted at 2 feet or at the minimum installation height specified by the manufacturer. The cabinet, including all components that are part of the cabinet product itself, shall be installed in accordance with the instructions provided by the manufacturer.

The cabinet shall be tested for fire resistance as deployed. Batteries are not to be included for the Fire Resistance test.

Coverage Site: NL0413/CLU1998 (29251 MAMMOTH LANE, CANYON COUNTRY,CA 91387)



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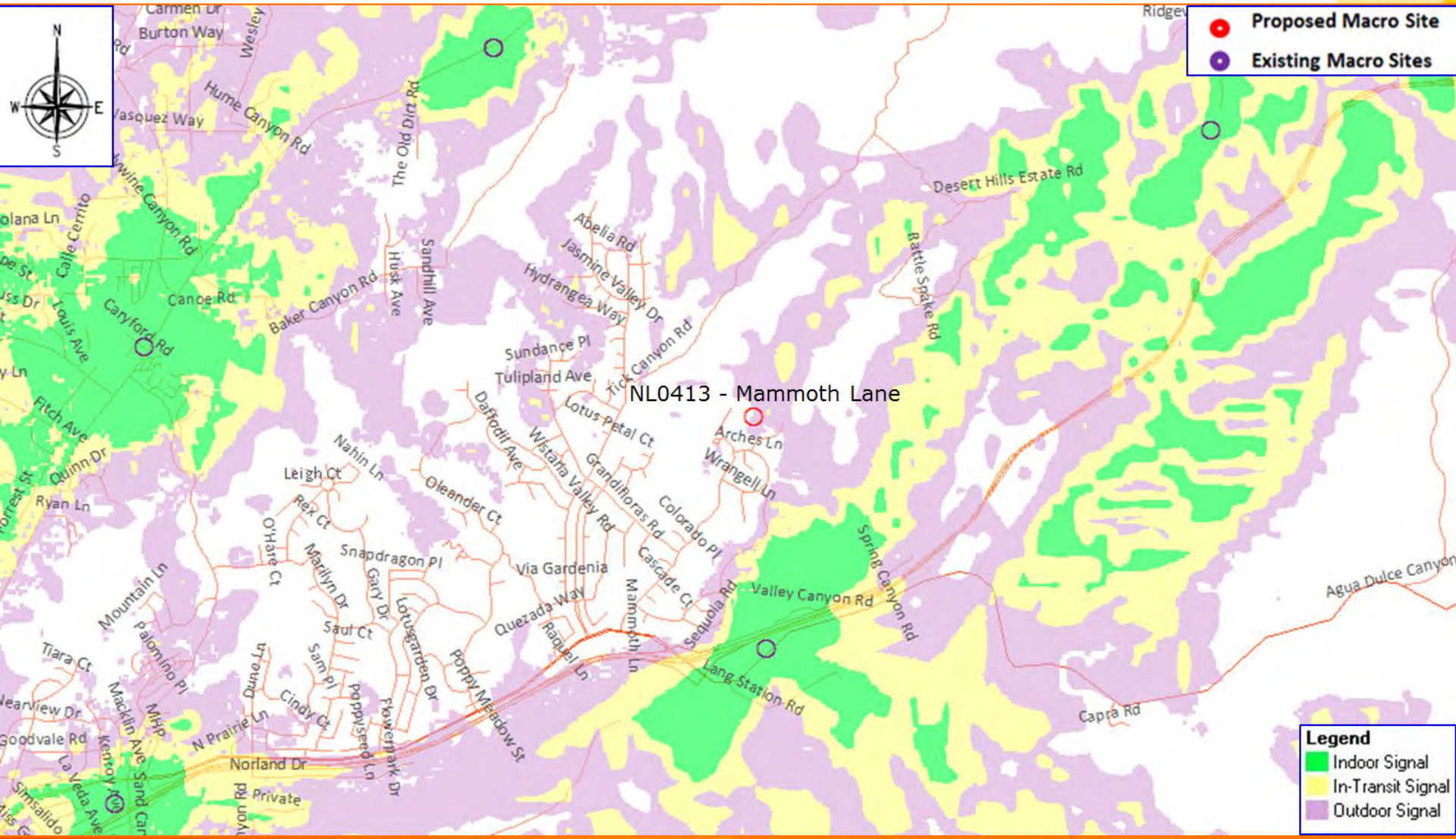

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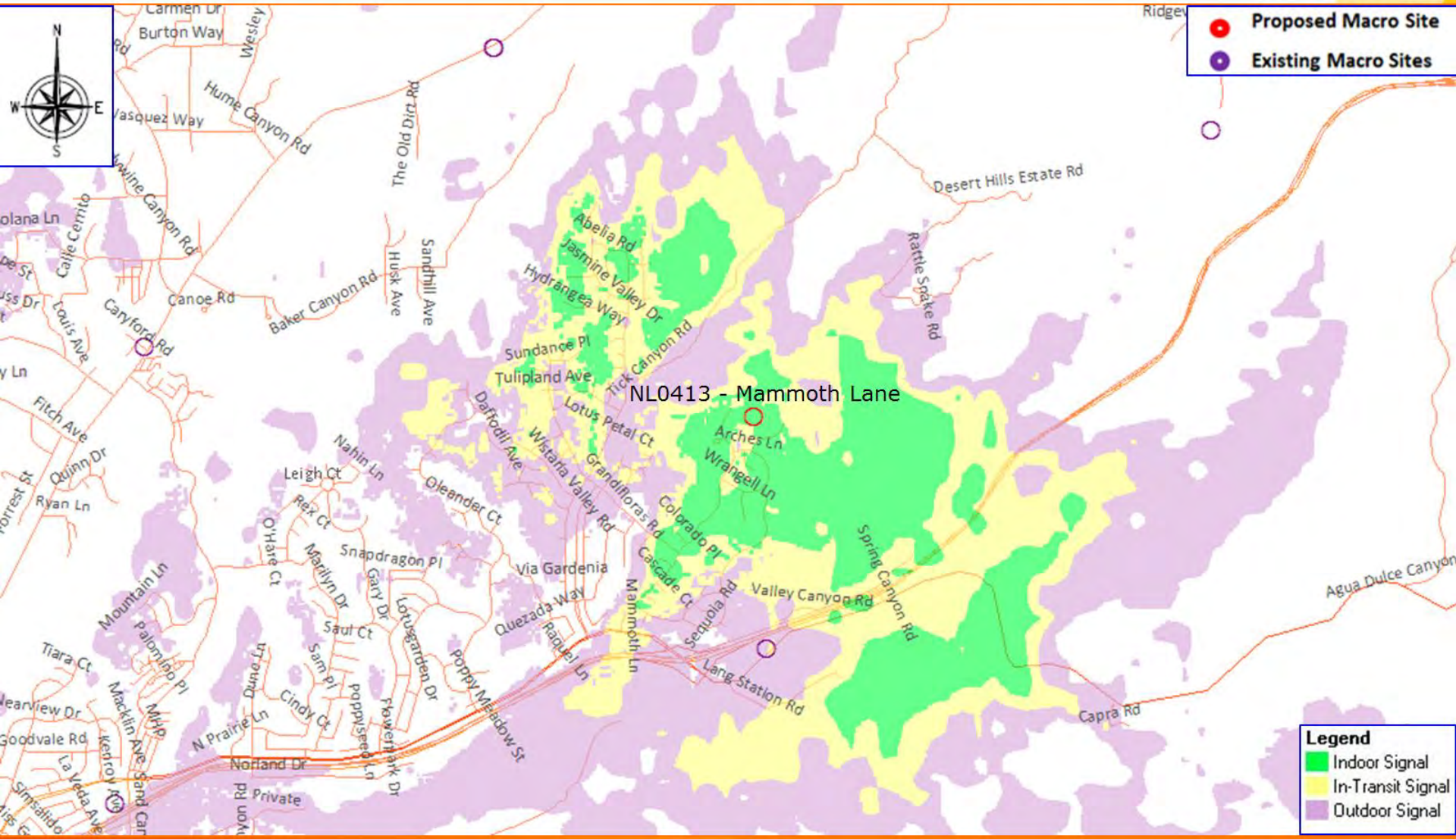

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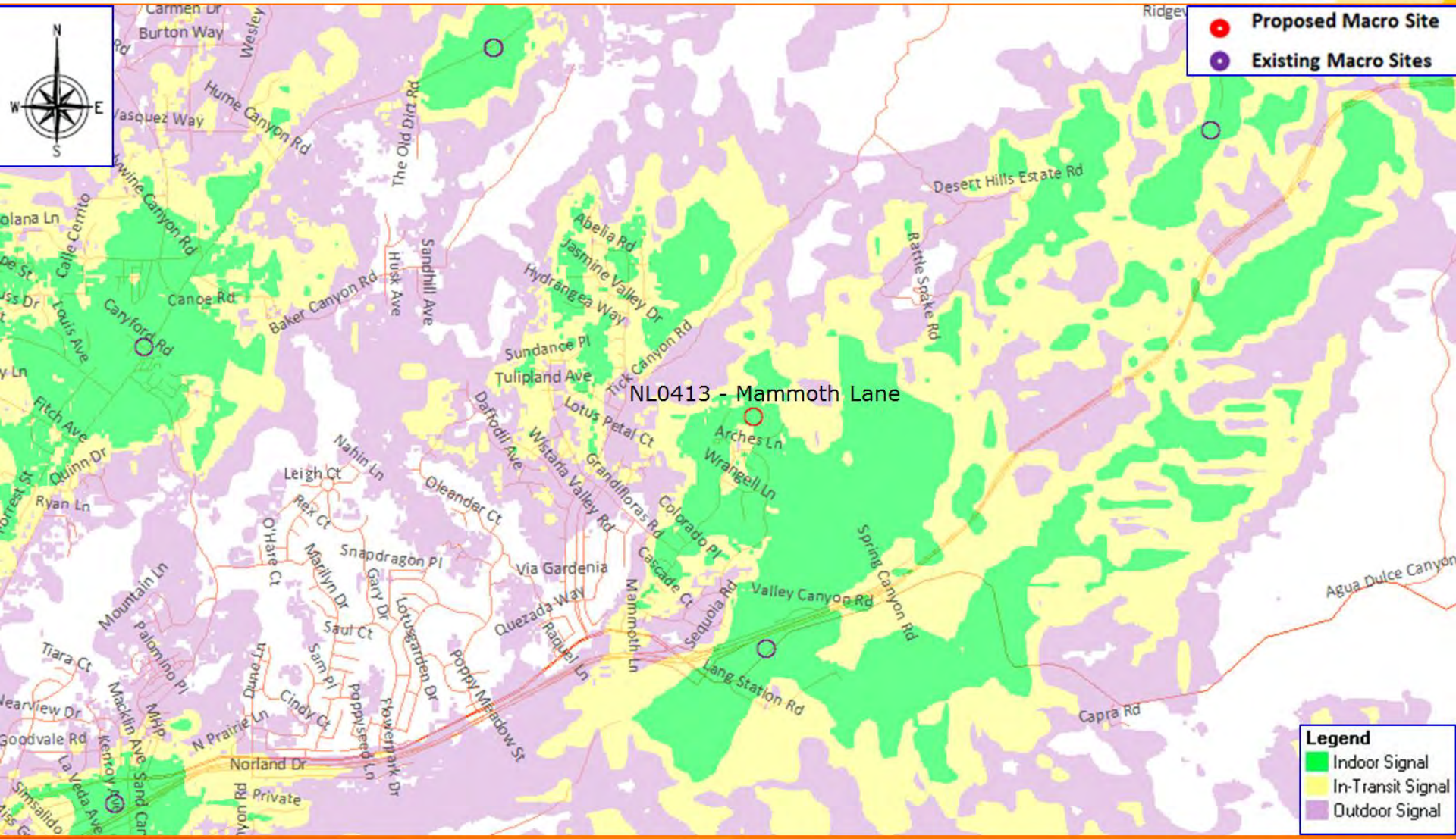

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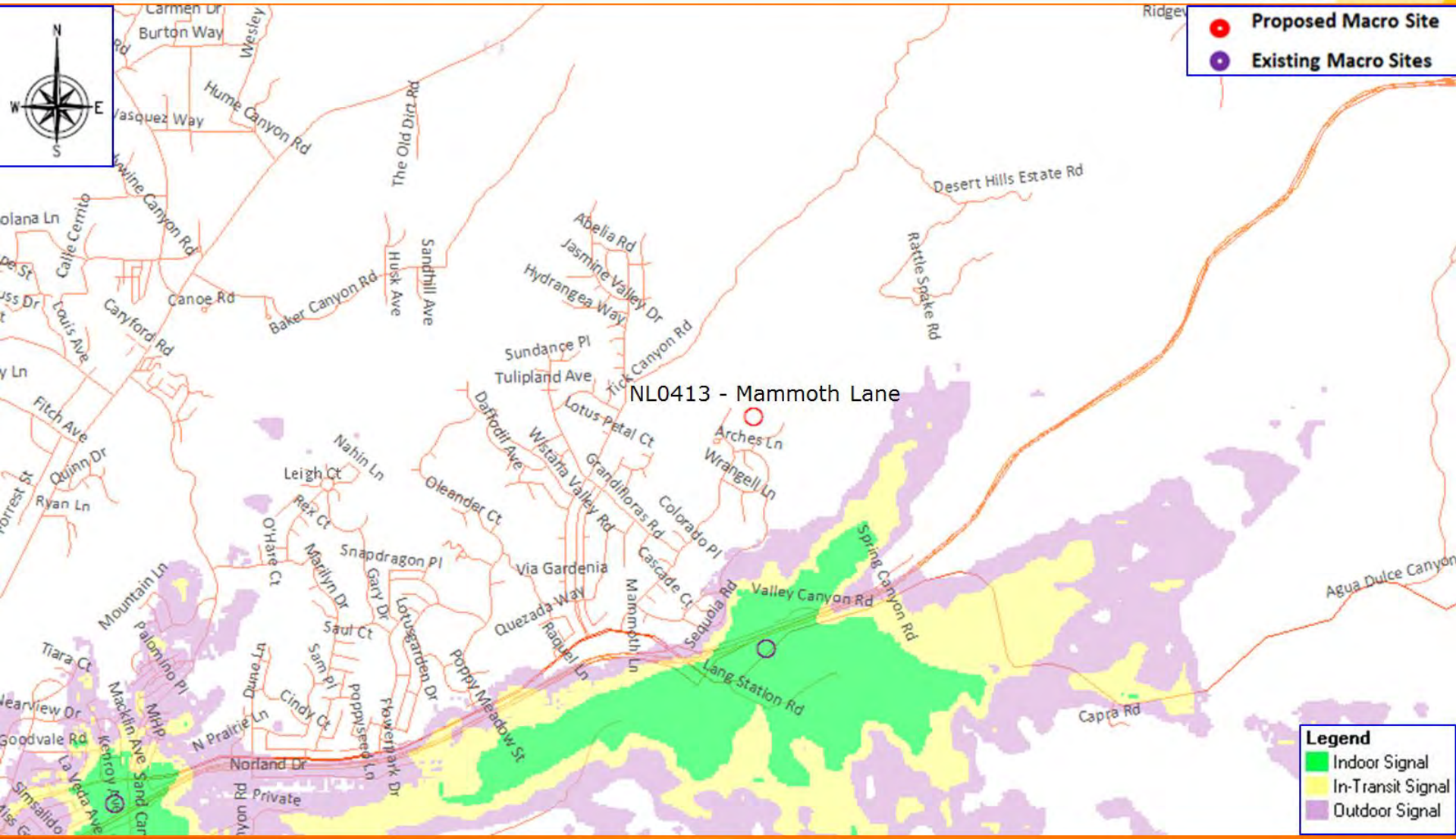

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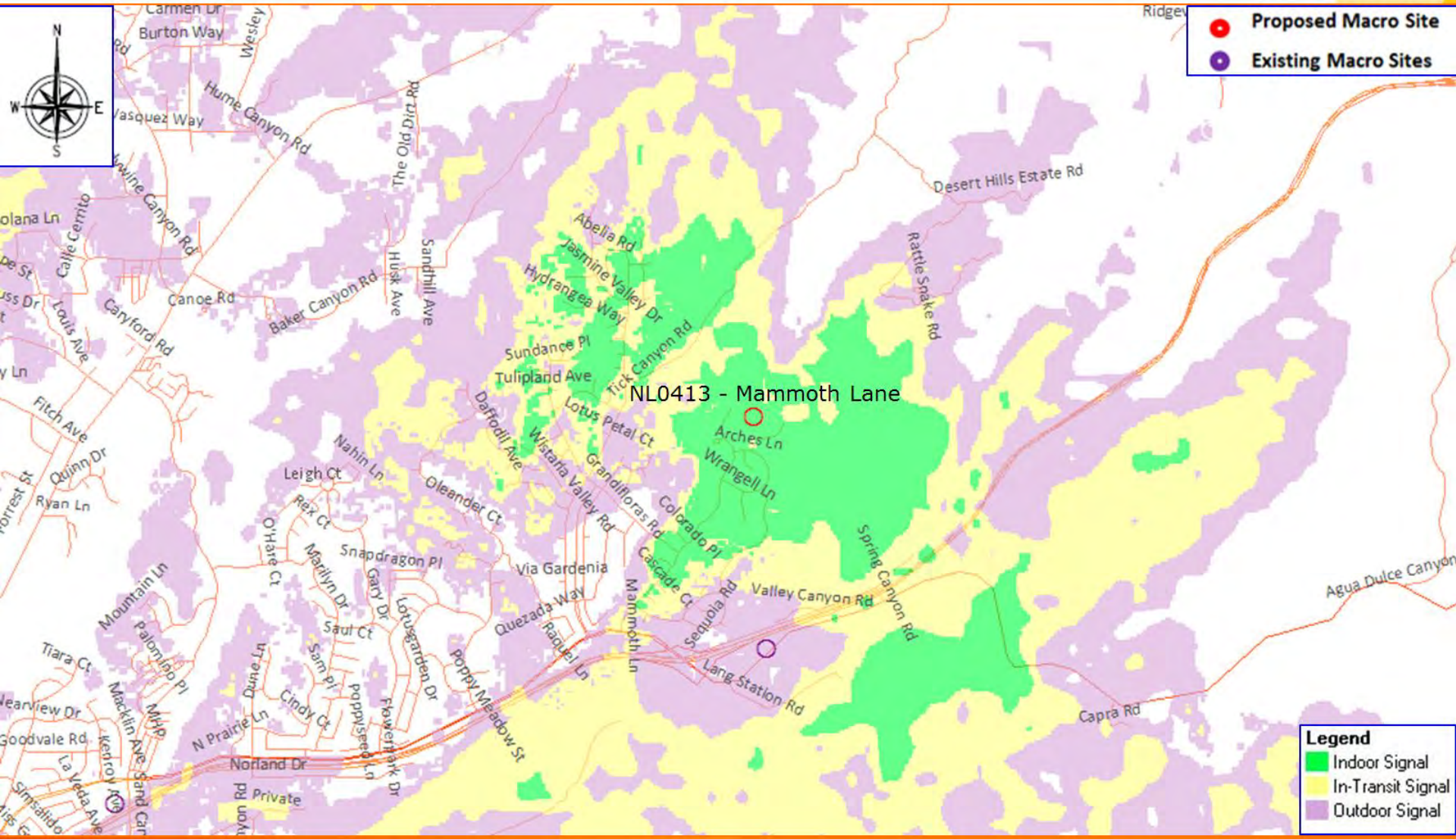

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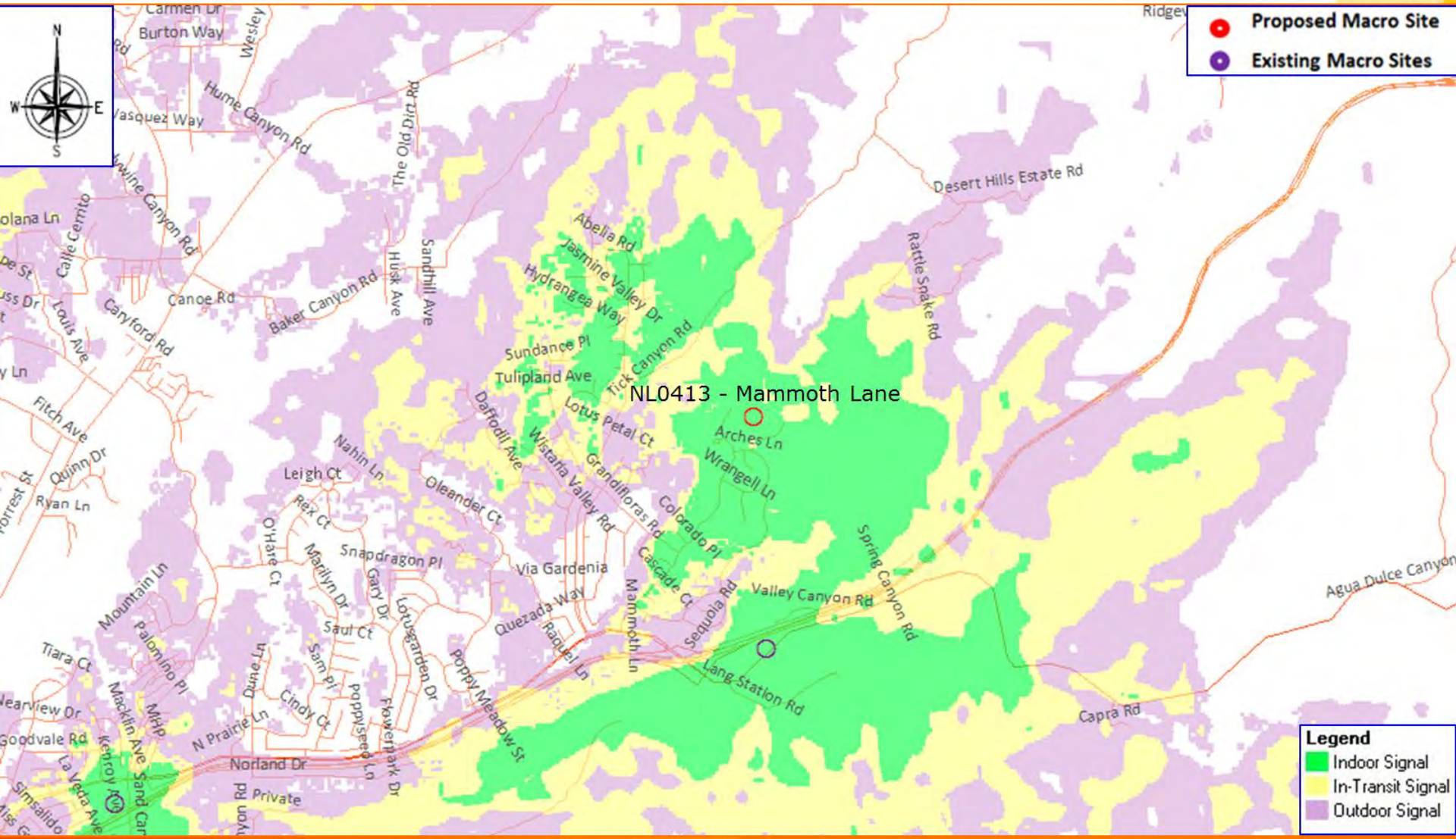

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Coverage Legend

In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.