

Description of Project: The Canyon View Estates Project (Project) proposes to develop 37 single-family residential lots, two open space lots, one public water quality basin, and five public facility lots (basins); refer to **Figure 3, Tentative Tract Map.** The proposed residential lots would occupy approximately 11.09 acres of the Project site. The remaining improved areas of the Project site would include 3.87 acres for supporting public roadway infrastructure, 2.85 acres of desilting basins, and 1.78 acres of water quality basin. Approximately 79 acres of open space is proposed. On-site drainage would flow to the existing unnamed drainage, which is tributary to Pico Creek. The Project proposes access from the existing Magnolia Lane within the neighboring Southern Oaks community. One scrub oak tree is proposed for removal. The Project site is located within Fire Zone 4, which is a Very High Fire Hazard Severity Zone (VHFHSZ) that falls within the State Responsibility Area (SRA). Thus, a fuel modification plan for the perimeter portions of the proposed development envelopes would be required and has been conceptually approved by the County Fire Department.

The southeastern portion of the Project site includes the Santa Susana Mountains/Simi Hills Significant Ecological Area (SEA). The Project proposes the preservation of approximately 60 acres of undeveloped natural land within the northeastern and southern portions of the Project site. No development is proposed within the SEA. The Project open space would be contiguous with existing open space (Laing-Brookfield Open Space) to the south and southwest.

Project entitlements include Tract Map No. 74650, Conditional Use Permit No. 2016004409, Oak Tree Permit No. RPPL2017009209, and Environmental Assessment No. 20160044100.