



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

DATE: December 6, 2011

TO: Mitch Glaser, AICP
Hearing Officer

FROM: Phillip Estes, AICP
Principal Planner

SUBJECT: Hearing Officer Meeting of December 20, 2011
Agenda Item No. 10
88030-(5), Conditional Use Permit No. 200900043
30000 Sand Canyon Road, Canyon Country
Recommended Denial Due to Lack of Information

Attached is the draft Findings for denial, due to lack of information, pursuant to Section 22.56.060 of the Los Angeles County Code.

Attachment: Draft Findings and correspondence

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 88030-(5)
CONDITIONAL USE PERMIT NO. 200900043**

1. The Hearing Officer of Los Angeles County considered Conditional Use Permit No. 200900043 (“CUP 200600049”) on December 20, 2011.
2. The applicant proposed a conditional use permit to expand the existing mobile home park with hillside grading, located in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) Zone, in the Sand Canyon Zoned District.
3. The subject property is located at 30000 Sand Canyon Road, Canyon County, CA.
4. The application was submitted on May 6, 2009.
5. The following table describes the case processing timeline and planning staff actions:

Case Processing Timeline

DATE	ACTION
2009 May 6	Application submitted.
2009 May 27	Revisions requested, with notification the case may be denied pursuant to Sec. 22.56.060 of the County Code.
2011 March 8	Additional information received.
2011 March 21	Revisions requested, with notification the case may be denied pursuant to Sec. 22.56.060 of the County Code.
2011 March 24	Additional information received. Application deemed complete for consultations. Consultations routed to other county departments.
2011 July 5	Applicant advised of corrections and hold by Departments of Public Works and Public Health. Requested will serve letter for water service.
2011 October 11	Applicant advised of corrections and hold by Departments of Public Works, Public Health, and Fire. Requested will serve letter for water service.
2011 November 9	Final letter to application with notice of intent to deny application due to inactivity/lack of information.

6. The applicant has failed to provide the requested information in a timely manner and there is insufficient information to determine the feasibility of the project and consistency with the Los Angeles County General Plan.
7. During the December 20, 2011 Hearing Officer public meeting, staff gave a brief presentation summarizing the case history and recommendation of denial, pursuant to Section 22.56.060 of the Los Angeles County Code.
8. At the December 20, 2011 Hearing Officer public meeting, the Hearing Officer denied Conditional Use Permit No. 200900043, pursuant to Section 22.56.060 of the Los Angeles County Code.

THEREFORE, in view of the findings of fact presented above, Conditional Use Permit No. 200900043 is **DENIED**.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

May 27, 2009

REQUEST FOR ADDITIONAL MATERIALS / INFORMATION
Notice of Incomplete Application

Emanuel Treitel
30000 Sand Canyon Rd.
Canyon Country, Calif. 91387

PROJECT 88-030: CONDITIONAL USE PERMIT 200900043
PROJECT ADDRESS: 30000 SAND CANYON RD., SAND CANYON ZONED DISTRICT

Dear Applicant/Agent:

We have completed the initial review of your application, which was submitted on 5-6-09.
Additional information is required to complete the application:

1. Your project, as designed, is subject to the Green Building Program. Please complete and submit the attached checklist, table, and revise your plans accordingly to demonstrate compliance. See highlighted section on enclosed checklist. For additional information visit the Green Building Program website at <http://planning.lacounty.gov/green>.
2. The scale of the elevation and floor plans (1" = 3' scale) is not acceptable. Please use a standard architectural or engineering scale. The sq. ft. indicated on the elevation and floor plans is not correct. Revise and resubmit plans sets accordingly.
3. The Assessor's Parcel Map indicates a dashed-line (deed-cut) parcels. Provide a copy of the Certificate of Compliance (COC) or apply for a COC. See enclosed. Call 213-974-6458 with COC questions. Please have APN numbers ready.
4. The Assessor's records indicate the property owner is "Sierra Concord Co." regarding APN 3231-010-015 and "Concord Co." regarding APN 3231-009-012. Please provide the names and addresses of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization or company.
5. Provide a copy of the recorded Grant Deed.
6. Provide a completed Parking Analysis Matrix. See enclosed.

7. The vicinity and land use maps are not drawn to the scale indicated. Revise maps accordingly. See enclosed.
8. Provide 11 additional sets of the grading plans.
9. Provide 12 color photos sets with photo map key.

HOW TO RESPOND TO THIS REQUEST:

- Please provide each item requested **OR** provide a written response to each item requested.
- If necessary, provide 13 plan sets of any revised plans, bound in sets and folded no larger than 8.5 in. x 14 in.
- Submit all requested materials and responses within 45 days.
- Mail or deliver to Dept. of Regional Planning, 320 W. Temple St., Room 1360, 13th Floor, Los Angeles, CA 90012.

NOTE: After the requested materials and responses are submitted, the application will be routed for assignment to a case planner for evaluation.

We request that you submit the requested materials within 45 days or your case may be scheduled before a Hearing Officer for denial pursuant to Sec. 22.56.060. If you require additional time, please let us know.

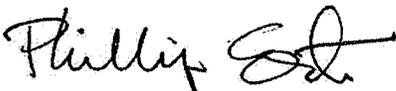
Failure to disclose pertinent project details may result in delay, continuation of public hearings, additional environmental analysis or additional fees. Zoning violations will cause delay.

QUESTIONS? Call the "Planner of the Day" at (213) 974-6435. Regional Planning offices are closed on Fridays.

Sincerely yours,

DEPARTMENT OF REGIONAL PLANNING

Jon Sanabria, Ph.D
Acting Director of Planning



Phillip Estes, AICP
Principal Regional Planner
Zoning Permits II



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 5, 2011

Notice of Incomplete Application / Request for Additional Materials

Jennifer Swihart
SECSC, Inc.
27290 Lakehurst Ave.
Santa Clarita, CA 91351

PROJECT 88-030: CONDITIONAL USE PERMIT 200900043
PROJECT ADDRESS: 30000 SAND CANYON RD., SAND CANYON ZONED DISTRICT

Dear Applicant/Agent:

The Department of Regional Planning has completed a follow-up review of your application, which was submitted on 5/6/09. Advised corrections or additional information is requested:

1. Clear Department of Public Works project holds indicated in letter dated 5/12/11.
2. Clear Parks Department project holds as indicated letter dated 4/25/11.
3. Please be advised that potable water supply is required. Please submit proof of a potable water supply for the proposed project. Refer to Public Health letter dated 4/20/11.

Please submit corrections or requested information within 30 days or your case may be scheduled before a Hearing Officer for denial pursuant to Sec. 22.56.060. Failure to disclose pertinent project details may result in delay, continuation of public hearings, or additional fees. Zoning violations may cause delay.

If you have questions, please contact Phillip Estes at (213) 974-6435 or pestes@planning.lacounty.gov. Regional Planning offices are closed on Fridays.

Sincerely yours,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director of Planning

Phillip Estes, AICP
Principal Planner
Zoning Permits North



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 11, 2011

Final Notice of Incomplete Application / Request for Additional Materials

Jennifer Swihart
SECSC, Inc.
27290 Lakehurst Ave.
Santa Clarita, CA 91351

PROJECT 88-030: CONDITIONAL USE PERMIT 200900043
PROJECT ADDRESS: 30000 SAND CANYON RD., SAND CANYON ZONED DISTRICT

Dear Applicant/Agent:

The Department of Regional Planning has completed a follow-up review of your application, which was submitted on May 6, 2009. The following advised corrections or additional information is requested:

1. Clear Public Works Department project holds, as indicated in the attached letter dated 5/12/11.
2. Clear Parks Department project holds, as indicated in the attached letter dated 4/25/11.
3. Clear the Fire Department project holds, as indicated in the attached letter dated 8/17/11.
4. Please be advised that evidence of potable water supply is required. Please submit proof of a potable water supply for the proposed project. Refer to attached Public Health letter dated 4/20/11.

Please submit corrections or requested information by November 15, 2011 or your case will be scheduled before a Hearing Officer for denial, pursuant to Sec. 22.56.060. The applicant may wish to withdraw the application and request a refund of fees paid, pursuant to Sec. 22.60.090. The applicant would be entitled to a 50% refund of fees paid.

If you have questions, please contact Phillip Estes at (213) 974-6435 or pestes@planning.lacounty.gov. Regional Planning offices are closed on Fridays.

Sincerely yours,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director of Planning

Phillip Estes, AICP
Principal Planner
Zoning Permits North



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

NOTICE OF INTENT TO DENY APPLICATION

November 9, 2011

Jennifer Swihart
SECSC, Inc.
27209 Lakehurst Ave.
Santa Clarita, CA 91351

**PROJECT NO. 88-030: CUP 2009000432, ENV 200900046
30000 SAND CANYON ROAD, CANYON COUNTRY**

Dear Ms. Swihart:

Please be advised that the above-referenced application is on the Hearing Officer agenda for **December 20, 2011 at 9:00 a.m.** in Room 150 Hearing Room, Hall of Records, 320 W. Temple St., Los Angeles, CA 90012.

Pursuant to Section 22.56.060 of the Los Angeles County Code, the Hearing Officer may deny, without a public hearing, an application for a conditional use permit if such application does not contain the required information or is inactive. Staff recommendation is denial due to insufficient information and inactivity.

The applicant may withdraw the application and request a refund of the balance due prior, to the Hearing Officer meeting. If the application is denied for any reason, there is no refund of the filing fees paid.

If you have any questions, please contact me at 213-974-6435 or by e-mail at pestes@planning.lacounty.gov.

Sincerely yours,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner, Director

Via e-mail

Phillip Estes, AICP
Principal Regional Planner
Zoning Permits North



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

May 12, 2011

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits II Section
Department of Regional Planning

Attention Dean Edwards

FROM:  Steve Burger
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 200900043
PROJECT NO. 88-030
30000 SAND CANYON ROAD
ASSESSOR'S MAP NO. 3231, PAGE 9, PARCEL NO. 12,
ASSESSOR'S MAP NO. 3231, PAGE 10, PARCEL NOS. 14 AND 15
UNINCORPORATED COUNTY AREA OF CANYON COUNTRY

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed CUP No. 200900043 to authorize 36 additional mobile homes to the 116 existing mobile homes and to authorize 13,000 cubic yard of grading in a hillside management area.

Prior to Regional Planning's approval of the site plan, the following items need to be addressed, submitted, or shown on the revised site plan:

A. Road

1. The applicant shall address the following items for which a revised site plan is needed.
 - a. Accurately show and label all existing and proposed street improvements including edge of pavement, curb and gutter, sidewalks, driveways, block walls, utility poles, etc., using accepted topographic

conventions (see Standard Plans for Public Works Construction), on both sides of Sierra Highway and Sand Canyon Road and 50 feet beyond the project boundaries.

- b. Accurately show and label all existing and proposed property lines, right-of-way lines, and easements and label their ownership.
- c. Dimension and show the centerline to curb or edge of pavement, centerline to right of way, and right-of-way to right-of-way widths along Sand Canyon Road.
- d. The proposed Santa Clarita Valley Area Plan update has reclassified Sand Canyon Road as a secondary highway along the existing driven road. This reclassification requires 80 feet of road right of way. Show the required right-of-way dedication, 40 feet from the centerline, on both sides of Sand Canyon Road along the frontage of the parcel at the intersection of Sand Canyon Road and Sierra Highway (Assessor's Parcel No. [APN] 3231-009-012). An additional 10 feet is required beyond the existing right of way.
- e. Show right-of-way dedication adequate to transition proposed widening of Sand Canyon Road to existing improvements per Condition 1.6 below.
- f. Show required right-of-way dedication 50 feet from the centerline of Sierra Highway along the frontage of the northeast portion of the parcel at the intersection of Sand Canyon Road and Sierra Highway (APN 3231-009-012). An additional 20 feet is required beyond the existing right of way.
- g. Show right-of-way dedication for a corner cut-off (ECR to BCR) based on a full-parkway width and curb return radius of 35 feet at the intersection of Sand Canyon Road and Sierra Highway to meet current Americans with Disabilities Act (ADA) guidelines and to the satisfaction of Public Works.
- h. Show traffic devices to prevent left turns in and out of the proposed driveways serving the parcel at the intersection of Sand Canyon Road and Sierra Highway (APN 3231-009-012) per Condition 1.11 below.

- i. Provide an exhibit illustrating adequacy of sight distance commensurate with the design speed of 55 mph (585 feet) on Sand Canyon Road from each of the proposed driveways serving the mobile home park in both directions. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. On-site/off-site grading shall be adjusted to accommodate the line of sight.

B. Grading

1. The applicant shall address the following items for which a revised site plan is needed.
 - a. Benchmark information.
 - b. Pad elevations for all proposed rough grading.
 - c. Earthwork volume including cut, fill, import, export, and overexcavation as applicable. Adjust earthwork estimate to account for compaction loss.
 - d. Reconcile grading quantities shown on the site plan and planning application (grading quantities shall include cut, fill, and overexcavation). If the grading information on the application is incorrect, resubmit a revised application.

For questions regarding the road and/or grading comments, please contact Julian Garcia at (626) 458-4921 or jugarcia@dpw.lacounty.gov.

C. Water

1. Provide Will Serve letter from the water purveyor indicating that the water system will be operated by the purveyor, that under normal conditions the system will meet the requirements for the project, and that the water service will be provided to the building.

D. Sewer

1. The applicant shall submit a sewer area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this project.

For questions regarding the water and/or sewer comments, please contact Tony Khalkhali at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

Upon approval of the site plan, we recommend the following conditions:

1. Road

- 1.1 The proposed Santa Clarita Valley Area Plan update has reclassified Sand Canyon Road as a secondary highway along the existing driven road. As such, it requires 80 feet of road right of way. Dedicate right-of-way, 40 feet from the centerline, on both sides of Sand Canyon Road along the frontage of the parcel at the intersection of Sand Canyon Road and Sierra Highway (APN 3231-009-012). An additional 10 feet is required beyond the existing right of way.
- 1.2 Dedicate right of way, 50 feet from the centerline, on Sierra Highway along the frontage of the northeast portion of the parcel at the intersection of Sand Canyon Road and Sierra Highway (APN 3231-009-012). An additional 20 feet is required beyond the existing right of way.
- 1.3 Dedicate adequate right of way for a corner cut-off (ECR to BCR), based on a full-parkway width and curb return radius of 35 feet, at the intersection of Sand Canyon Road and Sierra Highway to meet current ADA guidelines and to the satisfaction of Public Works.
- 1.4 Make an offer of future right-of-way, 40 feet from the centerline, on Sand Canyon Road along the frontage of the parcels 14 and 15 of Assessor's Map No. 3231, page 10. An additional 10 feet is required beyond the existing right of way. Provide any additional slope easements to the satisfaction of Public Works.
- 1.5 Submit applicable deposits and/or fees for the processing of road deeds and dedication instruments.
- 1.6 Construct standard secondary highway improvements with pavement; base; curb and gutter; and full-width, ADA-compliant sidewalk on Sand Canyon Road, along the frontage of the parcel at the intersection of Sand Canyon Road and Sierra Highway (APN 3231-009-012), to the satisfaction of Public Works.

- 1.7 Construct standard major highway improvements with pavement; base; curb and gutter; and full-width, ADA-compliant sidewalk on Sierra Highway, along the frontage of the parcel at the intersection of Sand Canyon Road and Sierra Highway (APN 3231-009-012), to the satisfaction of Public Works.
- 1.8 Construct adequate transitions between the improvements stipulated in Condition 1.6 and the existing street improvements along Sand Canyon Road.
- 1.9 Construct a 35-foot curb return with curb ramps at the intersection of Sand Canyon Road and Sierra Highway to comply with current ADA guidelines and to the satisfaction of Public Works. Relocate any affected utilities.
- 1.10 Construct all driveways approaches at the site to meet current ADA guidelines and to the satisfaction of Public Works.
- 1.11 Proposed driveways serving the parcel near the intersection of Sand Canyon Road and Sierra Highway (APN 3231-009-012) shall be restricted to right-turn ingress and egress only, through appropriate traffic control devices (signing, striping, medians, etc.) to the satisfaction of Public Works.
- 1.12 Repair any displaced, broken, or damaged pavement, along the property frontage, to the satisfaction of Public Works.
- 1.13 Provide line-of-sight easements commensurate with the design speed of 55 mph (585 feet) on Sand Canyon Road from each of the proposed driveways serving the mobile home park in both directions. Line of sight shall be within the right of way or dedicated airspace easements to the satisfaction of Public Works. Additional grading may be required.
- 1.14 Underground all existing service lines and distribution lines affected by the widening of the intersection of Sand Canyon Road and Sierra Highway that are less than 50KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Public Works' Land Development Division at (626) 458-4962 for the new location of any above-ground utility structure in the parkway.

- 1.15 Relocate any traffic signals and street lights affected by the widening of the intersection of Sand Canyon Road and Sierra Highway. Provide any additional right of way necessary to maintain adequate ADA access on sidewalks around traffic signals or street light furnishings. Signal and street lighting plans will be required.
- 1.16 Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement during construction, along the property frontage, to the satisfaction of Public Works.
- 1.17 Prior to grading permit, submit street improvement plans to Public Works' Land Development Division along with applicable fees/deposits to process the required improvement plans. Pay all applicable fees related to the review and processing of all improvement plans.
- 1.18 Prior to grading permit, submit a detailed signing and striping plan (scale 1"=40") for Sand Canyon Road and Sierra Highway in the vicinity of the project.
- 1.19 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.
- 1.20 Pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District. The current applicable fee is \$17,660 per factored unit and is subject to change.

For questions regarding the road conditions, please contact Julian Garcia at (626) 458-4921 or jugarcia@dpw.lacounty.gov.

2. Street Lighting

- 2.1 Provide street lights on concrete poles with underground wiring along the property frontage on Sand Canyon Road and Sierra Highway where concrete curb and gutter are existing or required and wooden poles with overhead wiring at driveway intersections where rural road sections are used to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utility plans as soon as possible to Public Works' Traffic and Lighting Division, Street Lighting Section, to allow the maximum time for processing and approval.

- 2.2 The proposed project, or portions of the project, is not within an existing Lighting District. Annexation is required. The Board of Supervisors must approve the annexation and levy of assessment prior to Public Works approving the street lighting plans.
- 2.2.1 Applicant must request Street Lighting Section to commence annexation and levy of assessment balloting proceedings.
- 2.2.2 Provide business/property owners name(s), mailing address(es), site address, Assessor parcel number(s), and parcel boundaries in either MicroStation or AutoCAD format, of territory to be developed, to the Street Lighting Section.
- 2.2.3 Submit map of the proposed project, including any roadways conditioned for street lights, to the Street Lighting Section. Contact the Street Lighting Section for map requirements at (626) 300-4726. The annexation and assessment balloting process takes 12 months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans. Information on the annexation and the assessment balloting process can be obtained by contacting the Street Lighting Section at (626) 300-4726.
- 2.3 The applicant shall comply with the conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of a building permit or road improvement permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner of the project, and the installation must be accepted by the Lighting District, per approved plans, prior to issuance of a Certificate of Occupancy.

Conditions of Acceptance for Street Light Transfer of Billing:

All street lights in the project, or the approved project phase, must be constructed according to Public Works-approved plans. The contractor shall submit one complete set of As-built plans. Provided the above conditions are met, the lighting district can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year

provided all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights within gated communities.

For questions regarding the street lighting conditions, please contact David Stringer at (626) 300-4754 or dstring@dpw.lacounty.gov.

3. Drainage

3.1 Per County Code Section 12.84.440, comply with Low-Impact Development (LID) standards in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

3.2 Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties; to eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; and to comply with National Pollutant Discharge Elimination System, Stormwater Management Plan, and Standard Urban Stormwater Mitigation Plan requirements

For questions regarding the drainage conditions, please contact Chris Sheppard at (626) 458-4921 or csheppard@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:ca

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**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

**5823 Rickenbacker Road
Commerce, California 90040-3027**

DATE: August 17, 2011
TO: Department of Regional Planning
Zoning Permits – Phillip Estes
PROJECT #: 88-030 (Permit #200900043)
LOCATION: 30000 Sand Canyon Road, Canyon Country

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for both public and private on-site fire hydrants for this development is **4000** gallons per minute for **2** hours. The water mains for this property must be capable of delivering this flow at 20 psi residual pressure. Three **3** fire hydrants flowing simultaneously may be used to achieve the required fire flow.
- Verify 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone (VHFHSZ). A Preliminary Fuel Modification Plan shall be submitted and approved prior to the Public Hearing. For details contact the Fuel Modification Unit, Fire Station 32, 605 North Angeleno Avenue, Azusa, CA 91702-2904. They may be reached at (626) 969-5205.
- Comments:** The proposed expansion of the mobile home park is "Not Cleared" for the public hearing. The access and water system requirements and the "approved" preliminary fuel modification plan shall be completed prior to clearance for the public hearing.
- Water:** The new fire hydrant locations will be determined with the submittal of the revised site plan.
- Access:** The following access requirements are for the additional mobile home locations:
- The required roadway width for parking on both sides is 36 feet, clear-to-sky.
- The required roadway width for parking on one side is 34 feet, clear-to-sky, with one side to be posted "No Parking-Fire Lane".
- Parking is not permitted on roadways less than 34 feet, clear-to-sky, with each side to be posted "No Parking-Fire Lane".
- The minimum width allowed for roadways with no parking on either side is 26 feet, clear-to-sky, to be posted "No Parking - Fire Lane".
- The centerline turning radius for each turn is 32 feet.
- A Fire Department Turnaround is required for all roads 150 feet or greater.
- No cul-de-sac, existing or new, shall exceed 1000 feet in length.



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

**5823 Rickenbacker Road
Commerce, California 90040-3027**

DATE: August 17, 2011
TO: Department of Regional Planning
Zoning Permits – Phillip Estes
PROJECT #: 88-030 (Permit #200900043)
LOCATION: 30000 Sand Canyon Road, Canyon Country

Special Requirements: The applicant is required to submit a minimum of two copies of the revised site plan indicating the widths of each roadway, the dimensions of the turnarounds, the centerline turning radius for each turn and the location of the public and on-site fire hydrants to the Department's Land Development Unit for review.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: Wally Collins



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

April 25, 2011

pestes@planning.lacounty.gov

TO: Phillip Estes, AICP
Department of Regional Planning

FROM:  Joan Rupert, Section Head
Environmental and Regulatory Permitting Section

SUBJECT: **PROJECT CONSULTATION REQUEST**
PROJECT NO. 88-00030
RCUP T200900046
RENV T200900046
LOCATION: 30000 SAND CANYON RD., CANYON COUNTRY

The above project has been reviewed for potential impact on the Department's Adopted County Trail System for which we offer the following comments.

There is a proposed County trail within the project area: APN 3231-009-002 (see attachment). The Department requests a 12 foot wide riding and hiking trail easement, outside of the road right of way, to be dedicated to the Department of Parks and Recreation (DPR) for all proposed trail segments named above that are within the project boundary.

Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements **must be depicted on the Final Site Plan.**

Map Specific Conditions

1. Full public access shall be provided for the multi-use (equestrian, bicycle, & hiking) trail easement.
2. Dedications and the exact following language must be shown for trail dedications on each phase of final map recordation containing said trail (s):
 - a. Title Page: We hereby dedicate to the County of Los Angeles a twelve (12) foot wide easement (equestrian, bicycle, and hiking) for an adopted County trail.
 - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.
3. All trail easement grades must not exceed 15% (15% grades are allowed for a maximum of 300 feet).

Phillip Estes, AICP
April 25, 2011
Page 2

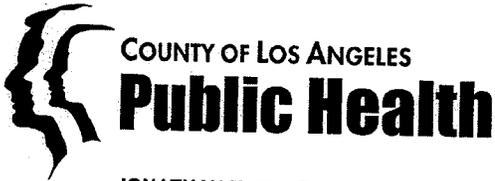
4. Trail easements are to be outside of the road right of way and slope easements.

Thank you for including this Department in the review of this notice. If you have any trail related questions, please contact Mr. Francis Yee at (213) 639-6058 or email fyee@parks.lacounty.gov. For any other inquiries, please contact Ms. Julie Yom at (213) 351-5127 or jyom@parks.lacounty.gov.

JY: JR/ Project Consultation for Sand Canyon

Attachment: Map of DPR trail within proposed project site

c: Parks and Recreation (N. E. Garcia, L. Hensley, F. Moreno, F. Yee, J. Yom)



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

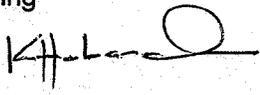
Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

April 20, 2011

TO: Phillip Estes, AICP
Zoning Permits North Section
Department of Regional Planning

FROM: Ken Habaradas, M.S., REHS 
Environmental Health Division
Department of Public Health

SUBJECT: PROJECT NO. 88-030
CUP 200900043
LOCATION: 30,000 SAND CANYON ROAD, CANYON COUNTRY

- Environmental Health recommends approval of this CUP.
- Environmental Health does **NOT** recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided regarding a CUP to authorize 36 additional mobile homes to the 116 existing mobile homes and to authorize 1,300 CY grading in a hillside management area, located in the A-1-10,000 zone, Sand Canyon Zoned District.

With the understanding that potable water will be supplied by a public water system and that public sewers will be used as the method of sewage disposal for the proposed development, the Department has no objection to the approval of this project.

If you should have any questions regarding the above comments, please let me know.

KH:kh