



Los Angeles County  
Department of Regional Planning

Director Richard J. Bruckner

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**SUBDIVISION COMMITTEE MEETING**  
**APRIL 11, 2013**

Planner:	<u>Jodie Sackett</u>	E-mail:	<u><a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a></u>
SCM Reports Due Date:	<u>April 4, 2013</u>	Map Date:	<u>March 5, 2013</u>
Tract/Parcel Map No:	<u>PM070839</u>	Project No:	<u>PM070839</u>
Zoned District:	<u>Castaic Canyon</u>	Community:	<u>Santa Clarita Valley/Hasley Canyon Area</u>
Supervisory District:	<u>5th</u>	APN(s):	<u>3247-047-032</u>

Map Stage:  Tentative     Amendment     Amended Exhibit "A"     Revised

Modification to Recorded Map     Other:

Map Status:  Initial Map     1<sup>st</sup> Revision     2<sup>nd</sup> Revision     \_\_\_\_ Revision

**Tentative Parcel Map No. 070839: A subdivision of one existing single-family parcel to create four new single-family parcels varying between two and six acres in size on 12.7 gross acres.**

Proposal: **Conditional Use Permit No. 201000028: For non-urban hillside management.**

**Oak Tree Permit: PENDING APPLICATION FILING. For two encroachments (to be confirmed by arborist).**

Location: 30469 Sloan Canyon Road, Castaic

**SUBDIVISION COMMITTEE STATUS**

<input checked="" type="checkbox"/> Tentative Map Revision Required	<input checked="" type="checkbox"/> Reschedule for Committee Meeting
<input checked="" type="checkbox"/> Exhibit Map/Exhibit "A" Revision Required	<input type="checkbox"/> Reschedule for Committee Reports Only
<input checked="" type="checkbox"/> Revised Application Required	<input checked="" type="checkbox"/> Other Holds (see below)

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

Hold	Cleared	Contact
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Regional Planning: Jodie Sackett (213) 974-6433 <a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Works: Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire: Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parks & Recreation: Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Health: Thao Komura (626) 430-5581 <a href="mailto:tkomura@ph.lacounty.gov">tkomura@ph.lacounty.gov</a>

**REGIONAL PLANNING COMMENTS**

***PLEASE NOTE: Previous Regional Planning holds from 2010 have not been addressed in this map revision. Therefore, a maximum 90-day time extension will be granted. If the required materials (based on the holds and comments contained in this report and in the reports of the other Subdivision Committee departments) are not submitted within 90 days, the project will be scheduled for denial due to inactivity.***

- (PROJECT DENSITY/DESIGN)** Based on current information, due to the existing topography, parcel configuration, reduced street frontage, and other concerns such as numerous oak trees, oak woodland, and floodplain, staff is recommending that the project be reduced from four to three parcels. In addition, the proposed building pads should utilize contoured grading design that better matches the existing topography.
- (HILLSIDE MANAGEMENT)** Provide a revised slope density map that includes the following:
  - Original underlying topography prior to site grading (mainly on Parcel 4), in order to establish the correct allowable density for the project.
  - Proposed building pads and grading
  - Revised calculation table that shows area and density breakdown by Plan Category (HM, N1), and midpoint density

Submit an Exhibit "A" with the tentative map (required for the hillside management CUP). The Exhibit "A" should look similar to the tentative map and include building pads, grading and grading amounts.

3. **(ENVIRONMENTAL DETERMINATION)** Initial Study review and determination pending clearance of Regional Planning holds. Please see the attached preliminary biologist review comments related to biological resources located onsite. Oak woodland area must be analyzed for potential impacts pursuant to CEQA.
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4. **(OPEN SPACE)** For hillside management, provide a separate open space exhibit that depicts the location, quantity and type of open space that will be used to meet the 70% requirements for the development.
  5. **(TENTATIVE MAP)** Add the following to the tentative map:
    - Gross and net area for each parcel and the entire site
    - Depict the Significant Ridgeline located on Parcel 4
    - APNs
    - Plan Category designations (HM, N1)
    - Cross section for Sloan Canyon Road
    - Label each existing structure land use (shed, corral, etc.)
    - Any additional existing structures not currently depicted, and label all to remain or to be removed
    - Driveway cross section (if required by Fire Dept.)
    - Driveway/fire lane grading, including across the creek area (is a bridge required?)
    - Fire turnaround design (use approved Fire Dept. template)
    - Location of each parcel's septic system
    - Correct floodplain location (does not match the FEMA flood zone boundary)
    - Label the oak woodland boundary area
  6. **(LEGAL ACCESS)** Sloan Canyon Road is a private and future street. Please provide proof of legal access.
  7. **(STREET FRONTAGE WAIVER)** Request to waive the street frontage for Parcels 2 through 4 is required. The project must demonstrate that the waiver can meet the provisions listed in Section 21.24.040 of the County Code (Subdivision Ordinance). Staff does not currently support a street waiver for four parcels.
  8. **(OAK TREE PERMIT)** Submit all required materials (including filing fee, arborist's report and burden of proof) for an Oak Tree Permit.
  9. **(CSD)** Demonstrate that the project has met all applicable requirements of the Castaic CSD (Hasley Canyon Sub-Area). Provide a separate CSD conformance exhibit to this effect.
  10. **(EXISTING STRUCTURES)** Provide building permits, floor plans and building assessor blanks for all existing structures on the property. Any illegal existing structures must be legalized (or demolished) prior to scheduling the project for a public hearing.
  11. **(APPLICATION)** Indicate the water purveyor and oak tree permit on the Land Division Application.
  12. **(AREA PLAN)** Please refer to the Santa Clarita Valley Area Plan policy regarding development within a floodplain. Ensure the project meets the plan policies. Mitigation must be demonstrated for building pads located within the floodplain.
  13. **(HAZARD ZONES)** Project is located within landslide and liquefaction zones. Must be able to demonstrate appropriate mitigation measures for these hazards.
  14. **(OVOV PLAN)** Project is consistent with OVOV RL2 (Rural Land – Two Acre Lot Size) land use designation.

END