



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 5, 2014

RON KOESTER
CRC ENTERPRISES
27600 BOUQUET CANYON ROAD SUITE 200
SANTA CLARITA CA 91350

**REGARDING: PROJECT NO. R2012-00108-(5)
VESTING TENTATIVE PARCEL MAP NO. 071800
28610 HASLEY CANYON ROAD (2866-060-073)**

The Regional Planning Commission, by its action of March 5, 2014, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **March 17, 2014. Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Lynda Hikichi of the Land Divisions Section at (213) 974-6433, or by email at lhikichi@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Nooshin Paidar, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c.: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement; Jonathan Cookler (Owner)

NP:LKH

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00108 - (5)
VESTING TENTATIVE PARCEL MAP NO. 071800**

1. **ENTITLEMENT REQUESTED.** The applicant, Ron Koester, representing 28610 Hasley Canyon, LLC is requesting a Vesting Tentative Parcel Map to create two industrial lots over 3.29 gross (2.58 net) acres.
2. **HEARING DATE.** March 5, 2014
3. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.**
A duly noticed public hearing was held on March 5, 2014 before the Regional Planning Commission ("Commission"). Commissioners Valadez, Shell, Louie, Pedersen, and Modugno were present.

The owner's representative, Ron Koester, presented testimony in favor of the request and was available for questions.

There being no further testimony, the Commission closed the public hearing and approved the project subject to the conditions recommended by staff and agreed to by the owner's representative.

4. **PROJECT DESCRIPTION.** To create two industrial lots in an M-1.5-DP (Restricted Heavy Manufacturing-Development Program) zone; and a request to waive the street frontage requirement. The proposed project is a re-subdivision of one of 21 lots created through Parcel Map No. 20685.
5. **LOCATION.** 28610 Hasley Canyon Road, Castaic. APN 2866-060-073.
6. **TENTATIVE MAP DESCRIPTION.** Vesting Tentative Parcel Map dated May 22, 2013 depicts the creation of two lots with a minimum area of approximately 0.64 gross acres (0.51 net acres) labeled as Parcel 1 and 2.65 gross acres (2.07 net acres) labeled as Parcel 2. The map depicts a one-story 10,756 square feet industrial building, proposed to remain in Parcel 1.

Two private driveway and fire lanes are depicted on the map. One private driveway and fire lane is an internal driveway/fire lane that provides ingress and egress for the proposed Parcels 1 and 2, and an adjoining property identified with Assessor Parcel Number ("APN") 2866-060-072. The second private driveway and fire lane is located along the southern property line connecting Hasley Canyon Road and Industry Drive.

The subject property is located on Hasley Canyon Road but accessed via the second private driveway connecting Hasley Canyon Road and Industry Drive.

7. **EXISTING ZONING.** M-1.5.DP (Restricted Heavy Manufacturing – Development Program) Zone.
8. **EXISTING LAND USES.** The subject property is developed with an industrial building. The industrial building (1,292 square feet of office and 9,464 square feet of manufacturing) was approved through a Revised Exhibit "A" (REA 201000089) on July 12, 2010.
9. **PREVIOUS CASES/ZONING HISTORY.** The existing M-1.5-DP zoning on the subject property became effective on October 17, 1991 following the adoption of Ordinance Number 910122 Z, which established Zone Change No. 86016.

The property is subject to the requirements of the underlying Conditional Use Permit ("CUP") Case No. 87-360 (Project No. 86-106) which was approved by the Regional Planning Commission on April 4, 1991 and adopted by the Board of Supervisors ("BOS") on appeal on September 24, 1991.

CUP 87-360 approved a large scale industrial/commercial project known as the Valencia Commerce Center, which is a major expansion of the Valencia Industrial Center on approximately 1,436 gross acres in the Newhall Zoned District. The proposal includes approximately 702 gross acres of industrial park with 10,990,000 square feet of industrial space, 30 gross acres of general commercial area with 245,000 square feet of commercial space and 91 gross acres of office park with 1,389,000 square feet of office space, for a total maximum building coverage of 12,624,000 square feet. The CUP enables the overall construction of 12,624,000 square feet of building space to be occupied by the proposed industrial and commercial uses in the Valencia Commerce Center. The approval of the CUP was contingent upon the Board's adoption of the ordinance effectuating the change of zone from A-2-2 (Heavy Agricultural-Two Acres Required Area) and A-2-5 (Heavy Agricultural-Five Acres Required Area) to M-1.5-DP (Restricted Heavy Manufacturing-Development Program) and C-3-DP (Unlimited Commercial-Development Program Addendum).

The original Parcel Map No. 20685 (Project No. 86-106) was approved on August 27, 1996 for twenty-one (21) industrial lots and two open space lots. PM 20685 is a portion of the Valencia Commercial Center approved by the BOS on September 24, 1991. PM 20685 is subject to the provisions of CUP 87-360, which covers the Commerce Center development.

Conditional Use Permit 98-164 was approved on October 20, 1999 to modify the 15 foot side yard setback requirement, which was a condition of approval of CUP 87-360, to variable width, including zero feet on one side, provided the sum of the two sides is not less than 30 feet.

The revision of Parcel Map No. 20685 (Project No. 01-096) was approved on August 19, 2003 to create twenty-one (21) industrial lots on 45.9 acres and one

remainder parcel (92.6 acres) for conveyance to the county with an equestrian facility.

Lot Line Adjustment (RLLA 201000003) was recorded on March 1, 2010 as Instrument No. 20100272083 and adjusted the lot lines between the subject property (lot 13) and an adjoining property (lot 12).

The subdivision request is a re-subdivision of portions of Lots #12 and #13 of PM 20685.

10. **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY.** The subject property has land use categories of M (Industry) and W (Floodway/Floodplain) from the Santa Clarita Valley Area Plan ("Area Plan") adopted on December 6, 1990, a component of the Los Angeles County General Plan. Under the current Santa Clarita Valley Area Plan adopted on November 27, 2012, the subject property has land use category of IO (Office and Professional). Since the application was submitted on February 23, 2012, the proposed project was subject to the 1990 Area Plan.

The 1990 Area Plan states that properties with the M (Industry) land use designation are designated for light, medium and heavy industrial uses with service commercial with an emphasis placed on developing designated sites to industrial park standards. The Area Plan contains policies that support its goals for orderly development of the Santa Clarita Valley. The proposed project of creating two industrial lots does not appear to be in conflict with any of the goals and policies of the Area Plan.

11. **MODIFICATION REQUEST FOR WAIVER OF STREET FRONTAGE REQUIREMENT.** The Los Angeles County Code ("County Code") Section 21.24.290 states, "The alignment of streets shall be such as to provide frontage for lots in the division of land." County Code Section 21.24.040 allows the advisory agency to "modify the requirements of Sections 21.24.010, 21.24.020, 21.24.190 and 21.24.290 where it finds that topographic conditions, title limitations, or the pattern of ownership or the state of development of parcels in the immediate vicinity of a division of land make the strict application of the provisions of these sections impossible or impractical and that the public health, safety and general welfare will not be adversely affected thereby."

The applicant submitted a request for waiver of street frontage due to topographic reasons. It is Staff's opinion that the applicant has provided valid reasons for the street frontage waiver request.

Each of the proposed lot meets the minimum 50 feet lot width requirement. One of the proposed lots however does not meet the minimum 50 feet street frontage requirement. Currently, the existing lot has street frontage along Hasley Canyon Road. Due to the sloping topography along Hasley Canyon Road, access is not taken from Hasley Canyon Road but rather via a private driveway connecting Hasley Canyon Road and Industry Drive. The subdivision will create two lots: one

lot (labeled as Parcel 1) without any street frontage and a second lot (labeled as Parcel 2) with street frontage along Hasley Canyon Road. However, due to the sloping topography, proposed Parcel 2 will not have physical access from Hasley Canyon Road. Both lots will have physical access via the private driveway connecting Hasley Canyon Road and Industry Drive. The applicant's request for waiver of the street frontage requirement should not negatively affect the industrial character of the area as there is an existing pattern.

12. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The property is zoned M-1.5-DP (Restricted Heavy Manufacturing – Development Program). The project site is 3.29 gross acres and the proposed lot size of 0.64 gross acres (0.51 net acres) for Parcel 1 and 2.65 gross acres (2.07 net acres) for Parcel 2 are consistent with the 5,000 square feet minimum lot area requirement pursuant to Section 21.24.240 of the County Code. The proposed project entails a subdivision of an existing industrial lot into two lots, and the proposed industrial and commercial uses are permitted in the M-1.5-DP zone pursuant to Sections 22.32.100-22.32.140 and 22.40.030-22.40.080 of the County Code. The construction of the existing industrial building was subject to the development standards of Sections 22.32.100-22.32.140 and 22.40.030-22.40.080 and CUPs 87-360 and 98-164 conditions of approval.

Pursuant to Section 22.44.137 of the County Code, establishments in the Castaic Area Community Standards District ("CSD") are subject to the development standards of the CSD. The Castaic CSD was adopted on November 30, 2004, which became effective on December 30, 2004. The Castaic Area CSD was established to "protect the rural character, unique appearance, and natural resources of the Castaic Area communities and ensures that new development will be compatible with the Castaic area's existing rural neighborhoods and with the goals of the Santa Clarita Valley Area Plan." The construction of the existing industrial building was subject to the development standards and guidelines of the CSD. The proposed industrial/commercial building will be subject to the development standards and guidelines of the CSD, and provisions of CUPs 87-360 and 98-164.

13. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The project site is currently developed with a 10,756 square feet industrial building. Since the industrial building already exists, the lot-split would not alter the area's character. The subject property is surrounded by industrial buildings. Single-family residences are located east of the subject property but the residential neighborhoods are separated by Hasley Canyon Road. The existing industrial building and the proposed industrial building for Parcel 2 are consistent with the area's industrial park character. The proposed project of creating two industrial lots is compatible with the existing industrial park character and the land use in the community.
14. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The conditions of all five departments of the Los Angeles County Subdivision

Committee (Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health) based on maps dated May 22, 2013 are attached.

15. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and Regional Planning website posting.
16. **PUBLIC COMMENTS.** No public comments have been received.

TENTATIVE MAP SPECIFIC FINDINGS

17. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of industrial spaces and promotes the efficient use of land through a more concentrated pattern of development while minimizing development in natural resource areas.
18. The site is physically suitable for the type of development being proposed, since the project site has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street via a private driveway and fire lane, shall be served by sanitary sewers, is being provided with water supplies and distribution facilities, with sufficient capacity to meet anticipated domestic and fire protection needs, and requirements of the Los Angeles County Department of Public Works.
19. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code.
20. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the recommended conditions of approval.
21. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.
22. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
23. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the

design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

24. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
25. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
26. The proposed parking spaces for Parcel 2 will require the realignment of the existing internal private driveway which is currently utilized by the subject property and the adjoining lot identified with APN 2866-060-072. A portion of the internal driveway is proposed to be realigned by five feet to accommodate the new parking spaces. Thus, a quitclaim of the existing Parking, Driveway, Drainage and Utility Easement identified as Document ID No. 20100909470 is required and needs to be replaced with a new reciprocal ingress and egress easement for the internal driveway to be shared by the two newly created lots (proposed Parcels 1 and 2) and adjoining lot identified with APN 2866-060-072 (portion of Lot 12).
27. The subject property has street frontage along Hasley Canyon Road but does not take physical access via Hasley Canyon Road. The subject property takes physical access via a private driveway and fire lane located along the southern property line. This private driveway and fire lane connects Hasley Canyon Road and Industry Drive. Although the subject property takes physical access via the private driveway connecting Hasley Canyon Road and Industry Drive, there is no reciprocal ingress and egress easement that provide legal access through this private driveway. Applicant has not provided any documentation to show that the subject property has legal access to the private driveway connecting Hasley Canyon Road and Industry Drive. Thus, a reciprocal ingress and egress easement is warranted for the Private Driveway that connects Hasley Canyon Road and Industry Drive to provide legal access for the proposed Parcels 1 and 2 and other lots located along the shared private driveway.

ENVIRONMENTAL DETERMINATION

28. The Department of Regional Planning recommends that an Addendum to the Mitigated Negative Declaration for Environmental Assessment No. 01-096 (adopted on August 19, 2003 for the Revision of PM 20685) is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

Therefore, the project qualifies as an Addendum to the Mitigated Negative Declaration and is consistent with the finding by the State Secretary for Resources

or by local guidelines that this project does not have a significant impact on the environment. There is no evidence that the project may have a significant impact on the environment

29. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for Vesting Tentative Parcel Map No. 071800, dated May 22, 2013, as set forth in the Los Angeles County Codes (Subdivision and Zoning Ordinances).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission, having considered the Mitigated Negative Declaration for Environmental Assessment No. 01-096, along with the Addendum thereto, and based on the entire record before it, determines there is no evidence that the project may have a significant impact on the environment.
2. In view of the findings of fact and conclusions presented above, Vesting Tentative Parcel Map No. 071800 is Approved subject to the attached conditions.

ACTION DATE: MARCH 5, 2014

VOTE: [5:0:0:0]

Concurring: Valadez, Shell, Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

NP:LKH

3-5-2014

c.: Regional Planning Commission
Department of Public Works/Building and Safety
Zoning Enforcement
Jonathan Cookler (Owner)

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00108 - (5)
VESTING TENTATIVE PARCEL MAP NO. 071800**

PROJECT DESCRIPTION

The project is a vesting tentative parcel map dated May 22, 2013 to create two industrial lots in an M-1.5-DP (Restricted Heavy Manufacturing – Development Program) zone over 3.29 gross acres; and a request to waive the street frontage requirement. The proposed project is a re-subdivision of one of 21 lots created from Parcel Map No. 20685 and subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
3. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Upon any transfer or lease of the property during the term of this grant, the subdivider, or the owner of the subject property if other than the subdivider, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved tentative map on file.
8. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.

13. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

15. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code.
16. The subdivider shall provide at least 50 feet of minimum lot width for each lot.
17. As required by section 21.32.160 of the County Code, the subdivider shall plant trees along the frontage of all lots shown on the parcel map. The number, species, and location of such trees shall be as specified pursuant to the Department of Public Works. The location and the species of said trees shall be incorporated into the site plan or landscape plan. Prior to recordation of the applicable final unit map, the site/landscaping plan must be approved by the Director, and the subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.
18. A final map is required for this subdivision. A parcel map waiver is not allowed.
19. The two shared driveways shall be labeled as Private Driveway and Fire Lane on the final map.
20. Prior to final map approval, the subdivider shall submit to Regional Planning for review and approval a copy of a recordable maintenance agreement for the two shared private driveways and fire lanes.
21. Prior to final map approval, the subdivider shall submit to Regional Planning a copy of the quitclaim of the existing Parking, Driveway, Drainage and Utility Easement identified as Document ID No. 20100909470 for the internal driveway shared by the subject property (proposed Parcels 1 and 2) and adjoining property identified with APN 2866-060-072 (portion of Lot 12).

22. Prior to final map approval, the subdivider shall submit to Regional Planning for review and approval a draft copy of the reciprocal ingress and egress easement to replace the quitclaim of the existing Parking, Driveway, Drainage and Utility Easement identified as Document ID No. 20100909470 for the internal private driveway on the subject property proposed to be shared by the two newly created lots (proposed Parcels 1 and 2) and adjoining lot identified with APN 2866-060-072 (portion of Lot 12).
23. Prior to final map approval, the subdivider shall submit to Regional Planning a copy of the recorded reciprocal ingress and egress easement to replace the quitclaim of the existing Parking, Driveway, Drainage and Utility Easement identified as Document ID No. 20100909470 for the internal private driveway on the subject property proposed to be shared by the two newly created lots (proposed Parcels 1 and 2) and adjoining lot identified with APN 2866-060-072 (portion of Lot 12).
24. Prior to final map approval, the subdivider shall submit to Regional Planning for review and approval a draft copy of the reciprocal ingress and egress easement for the private driveway connecting Hasley Canyon Road and Industry Road to be used as primary access to the subject property.
25. Prior to final map approval, the subdivider shall submit to Regional Planning a copy of the recorded reciprocal ingress and egress easement for the private driveway connecting Hasley Canyon Road and Industry Road to be used as primary access to the subject property.
26. Prior to final map approval, provide a copy of the Library Fees receipt.
27. Prior to final map approval, provide a copy of the Park Obligation Fees receipt.
28. The subdivider shall comply with all conditions set forth in the attached County Public Works Department letter for tentative map dated May 22, 2013.
29. The subdivider shall comply with all conditions set forth in the attached County Fire Department letter dated June 20, 2013.
30. The subdivider shall comply with all conditions set forth in the attached County Parks and Recreation Department letters dated June 18, 2013 and June 27, 2013.
31. The subdivider shall comply with all conditions set forth in the attached County Public Health Department letter dated June 7, 2013.

Attachments:

Subdivision Committee Report and Conditions for tentative map dated 5-22-2013
(pages 1- 18)

SUBDIVISION COMMITTEE STATUSTentative Map Revision Required: *Reschedule for Subdivision Committee Meeting: *Exhibit Map/Exhibit "A" Revision Required: *Reschedule for Subdivision Committee Reports Only: Revised Application Required: *Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDSTentative Map:

- The total net area should be 2.58 and not 1.58 acres.
- Parking spaces #19 and #20 are loading areas and should not be counted as standard parking spaces. Clearly depict the loading area for parcel 1. Aerial photos show parking spaces #19 and #20 as storage areas. Outside storage shall meet outside storage provisions.
- Clarify if the freestanding wall is existing or proposed. Clarify if there are two walls existing/proposed near the Hasley Canyon Road.
- Due to the realignment of the existing private driveway for additional parking spaces, quitclaim of the existing easement and a new easement are required prior to final map approval.
- Provide a copy of the recorded CC&Rs (instrument no. 20072766149). If this document provides ingress and egress easement for the Private Driveway, the map and exhibit will have to be revised to reflect the easement notation. If this document does not provide ingress and egress easement for the Private Driveway that connects Hasley Canyon Road and Industry Drive, an easement will be required.

Exhibit:

- Clarify the use of remaining 250 cy of cut that will not be balanced on site.
- One of the ADA spaces for parcel 2 located adjacent to the planter requires a minimum 4 feet walkway.
- Ensure the project meets all standards and guidelines of the CSD.

Administrative:

- Request for a waiver of street frontage is still pending.
- Environmental determination is still pending.

Other:

- Subject to the Green Building Program.

*Note:

- Tentative Map, Exhibit, and application revisions, and rescheduling of the SCM may not be required depending on the submittal and adequacy of the easement documents.

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quite claim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
10. Delineate proof of access to a public street on the final map.
11. The street frontage requirement for Parcel 1 needs to be waived by the Advisory Agency.
11. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Prepared by Henry Wong
pm71800L-rev2.doc
<http://planning.lacounty.gov/case/view/r2012-00108/>

Phone (626) 458-4910

Date 06-19-2013



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL MAP NO.: 071800

TENTATIVE MAP DATE: 5/22/2013
EXHIBIT MAP DATE: 5/22/2013

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Submit a Hydrology Study for review and approval to the satisfaction of the Department of Public Works.
 - a. Footprint of LID features as depicted on tentative map subject to change pending verification of sizing calculations.
 - b. Required storage volume for detention as depicted on tentative map subject to change pending review and approval of hydrologic analysis.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Prior to Building Permit:

1. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
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 and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and SUSMP requirements.
3. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml.

Name EDEN BERHAN Date 6/17/2013 Phone (626) 458-4921

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Submit the following approvals:
 - a. Provide benchmark information on grading plan/exhibit map.
 - b. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - c. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
3. Deed restrictions for cross lot drainage are required for each lot prior to final map clearance from the Grading Unit.
4. A notarized off-site covenant, in a form approved by Public Works, shall be obtained from all impacted offsite property owners.
5. Business Owners Association maintenance agreement may be required for privately maintained drainage devices.
6. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.



Name Tony Hui Date 06/17/2013 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\pm 71800 rev 2.doc

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

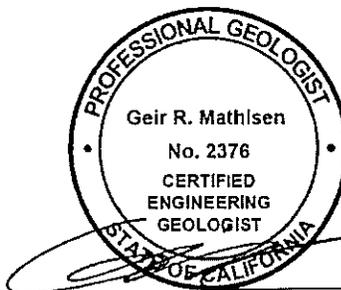
TENTATIVE PARCEL MAP _____ 71800
SUBDIVIDER _____ 28610 Hasley LLC
ENGINEER _____ CRC Enterprises
GEOLOGIST _____ ---
SOILS ENGINEER _____ ---

TENTATIVE MAP DATED _____ 5/22/13 (Revision/Exhibit)
LOCATION _____ Hasley Canyon
GRADING BY SUBDIVIDER [Y] (3,914 y³)
REPORT DATE _____ ---
REPORT DATE _____ ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 6-10-13 is attached.



Reviewed by _____ Date 6/6/13
Geir Mathisen

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 71800
Location Santa Clarita
Developer/Owner 28610 Hasley LLC
Engineer/Architect CRC Enterprises
Soils Engineer ---
Geologist ---

DISTRIBUTION:
 Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning 5/22/13 (rev.)
Previous Review Sheet Dated 12/24/12

ACTION:

Tentative Map feasibility is recommended for approval.

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://ladpw.org/qmed/manual.pdf>

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
PREVIOUS GRADING CONDUCTED UNDER PM 20685-01

Prepared by _____



Date 6/10/13

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/customer-service-survey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\menub\Development Review\Soils Review\Jeremy\PR 71800 Santa Clarita TPM-A 3.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following item:

1. Prior to final map approval, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$18,170 per factored unit and is subject to change.



Prepared by Sam Richards
Pm71800r-rev2.doc

Phone (626) 458-4921

Date 06-19-2013

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each parcel in the land division. Installation and dedication of main line sewers may be necessary to meet this requirement.
2. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

HW

Prepared by Tony Khalkhali
pm71800s-rev2.doc

Phone (626) 458-4921

Date 06-19-2013

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings/parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with the Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building/parcel.
3. Submit landscape and irrigation plans for each industrial parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance and to the satisfaction of Public Works.
4. Provide a "Verification Letter" from the water purveyor indicating that if recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.
5. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

HW

Prepared by Tony Khalkhali
pm71800w-rev2.doc

Phone (626) 458-4921

Date 06-19-2013



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 71800 Map Date: May 22, 2013 - Ex A

C.U.P. Vicinity:

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
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, turnarounds shall be provided for driveways that extend over 150 feet in length.
The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
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.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
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 only.
These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department has no additional requirements for this division of land.

Comments: The access as shown on the Tentative Map is adequate.
A reciprocal easement agreement shall be recorded for all shared Private Driveway and Fire Lanes.

By Inspector: Juan C. Padilla Date June 20, 2013

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 71800 Map Date: May 22, 2013 - Ex A

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 4250 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install 2 public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- 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.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per the fire flow test performed by Valencia Water Company on 12-05-12, the existing water system exceeds the Fire Department requirements.
The 2 required public fire hydrants as shown on the Exhibit Map shall be installed and tested or bonded for prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date June 20, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	71800	DRP Map Date: 05/22/2013	SCM Date: 06/27/2013	Report Date: 06/18/2013
Park Planning Area #	35C	SAUGUS	Map Type: TENTATIVE	

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$0 in-lieu fees.

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

See also attached Trail Report.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section

Supv D 5th
June 18, 2013 14:49:55
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	71800	DRP Map Date: 05/22/2013	SMC Date: 06/27/2013	Report Date: 06/18/2013
Park Planning Area #	35C	SAUGUS		Map Type: TENTATIVE

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.34	0.0030	0	0.00
M.F. < 5 Units	2.77	0.0030	0	0.00
M.F. >= 5 Units	1.70	0.0030	0	0.00
Mobile Units	1.85	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = 35C SAUGUS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$200,420	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$200,420	\$0



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

June 27, 2013

TO: Lynda Hikichi
Land Divisions Section
Regional Planning

FROM: Olga Ruano *OR*
Special Trail Projects Section
Parks and Recreation

SUBJECT: **VESTING TENTATIVE PARCEL MAP NO. 071800**
TRAIL CONDITIONS OF MAP APPROVAL
(MAP STAMPED BY REGIONAL PLANNING ON MAY 22, 2013)

The Department of Parks and Recreation (Department) has completed the trail review of Vesting Tentative Parcel Map No. 071800. Los Angeles County trails inventory data indicate that the Hasley Canyon Trail, an existing L.A. County multi-use (hiking, mountain biking, and equestrian) trail, traverses the project site (APN 2866-060-073), parallel to Hasley Canyon Road right-of-way.

X Tentative map is approved with CONDITIONS.

Because of the necessity to show this trail alignment as it pertains to proposed development as well as topographical features, specific information regarding the existing trail easement, must be accurately shown on the tentative map prior to final map recordation.

Conditions

1. Re-dedicate on the final parcel map to the County of Los Angeles Department of Parks and Recreation the twenty foot (20') wide trail easement for multi-use (hiking, mountain biking, and equestrian) purposes for the Hasley Canyon Trail.

For any questions concerning trail conditions of approval, please contact Lorrie Bradley, Park Planner, at (213) 738-2812 or lbradley@parks.lacounty.gov.

c: DRP (L. Hikichi); DPR (N. E. Garcia, K. King, J. Barber, S. Mathai, L. Bradley)



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

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, MPA, REHS
Director, Bureau of Environmental Protection

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

MICHELLE TSIEBOS, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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Tentative Parcel Map No. 071800

Vicinity: Santa Clarita

Tentative Parcel Map Date: May 22, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 071800** based on the use of public water (Valencia Water Company) and public sewer as proposed. A current original copy of signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by: Michelle Tsiebos Phone No. (626) 430-5382

Date: June 7, 2013

M.T.