



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 29, 2014

TO: Librarian
Castaic Library
27955 Sloan Canyon Road
Castaic, CA 91384

FROM: Lynda Hikichi *LH*
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

**SUBJECT: PROJECT NO. R2012-00108-(5)
VESTING TENTATIVE PARCEL MAP NO. 071800**

The above mentioned permit is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on March 5, 2014.

Please have the materials listed below available to the public through March 20, 2014.

If you have any questions regarding this matter, please contact Lynda Hikichi of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments:

1. Notice of Public Hearing / Vicinity Map
2. Factual
3. Tentative Map

THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing on the following project and consider an Addendum to a Mitigated Negative Declaration. You will have an opportunity to testify or submit written comments.

Date and Time: Wednesday, March 5, 2014 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Permit(s): Project No. R2012-00108 – (5) / Vesting Tentative Parcel Map No. 071800

Project Location: 28610 Hasley Canyon Road, Castaic
(APN 2866-060-073)

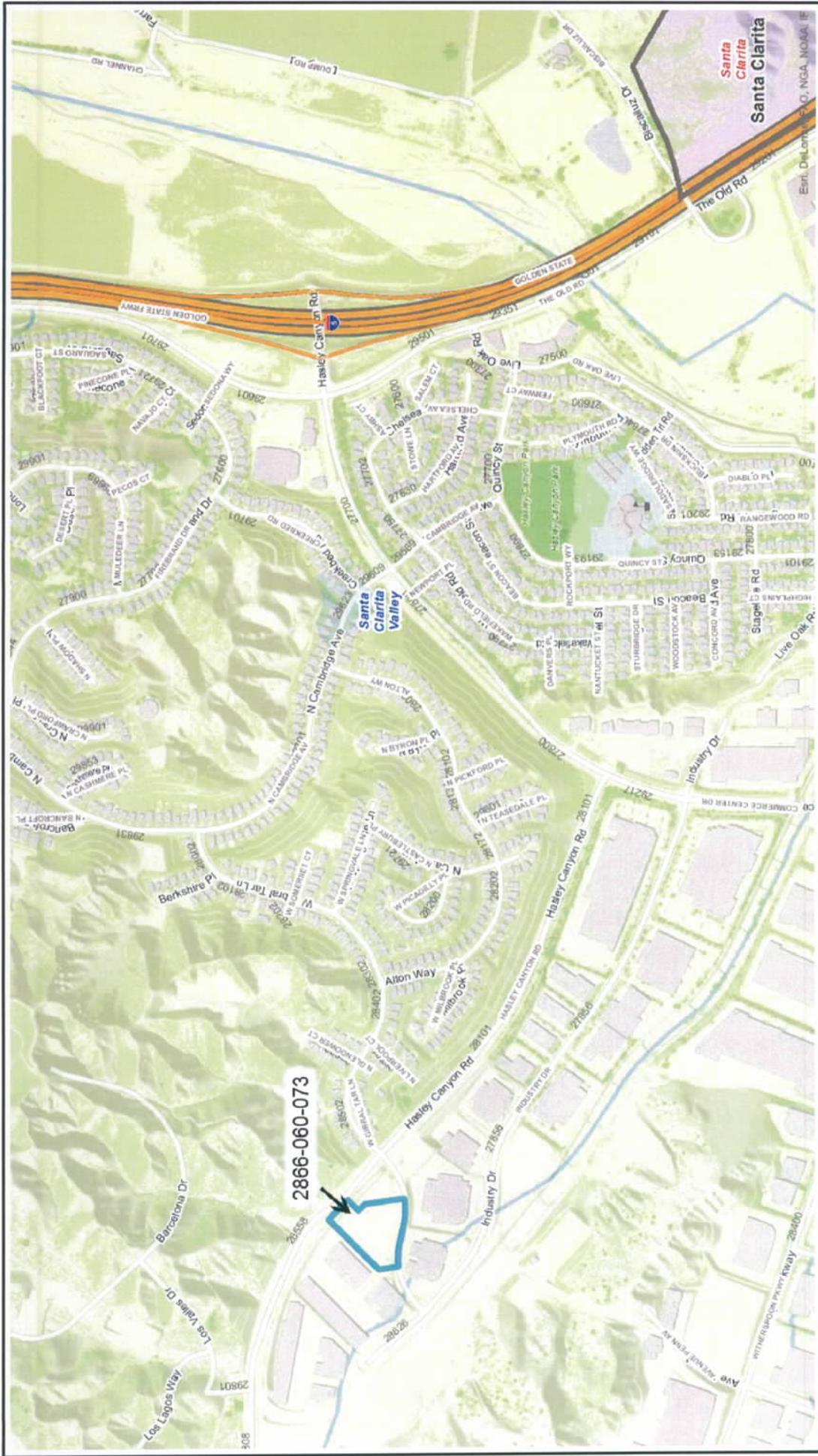
Description: Vesting Tentative Parcel Map No. 071800 dated May 22, 2013 is a proposal to subdivide 3.29 acres into two industrial lots and a request to waive the street frontage requirement in an M-1.5-DP (Restricted Heavy Manufacturing-Development Program) zone.

Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at
Castaic Library
27955 Sloan Canyon Road
Castaic, CA 91384
(661) 257-7410

Contact: Lynda Hikichi
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-6433 Fax: 213-626-0434
E-mail: lhikichi@planning.lacounty.gov

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days notice.

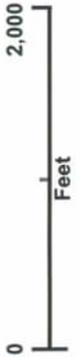
Si necesita más información por favor llame al 213-974-6466.



Department of Regional Planning PM071800 - Property Location Map

Printed: Jan 21, 2014

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 Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 disclaimer statement.
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Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**
 R2012-00108 March 5, 2014

REQUESTED ENTITLEMENTS
 Vesting Tentative Parcel Map No. 071800

PROJECT SUMMARY

OWNER / APPLICANT
 28610 Hasley LLC / CRC Enterprises

MAP/EXHIBIT DATE
 May 22, 2013

PROJECT OVERVIEW

To subdivide 3.29 acres into two industrial lots and a request to waive the street frontage requirement of one lot. The existing industrial lot was created through Parcel Map No. 20685 (PM20685). The existing industrial use was authorized through Conditional Use Permit No. 87-360.

LOCATION
 28610 Hasley Canyon Road, Castaic

ACCESS
 Industry Drive via private driveway

ASSESSORS PARCEL NUMBER(S)
 2866-060-073

SITE AREA
 3.29 gross acres

GENERAL PLAN / LOCAL PLAN
 Santa Clarita Valley Area Plan

ZONED DISTRICT
 Newhall

LAND USE DESIGNATION
 M (Industry) and W (Floodway/Floodplain)

ZONE
 M-1.5-DP (Restricted Heavy Manufacturing – Development Program)

PROPOSED UNITS **MAX DENSITY/UNITS**
 2 Industrial lots NA

COMMUNITY STANDARDS DISTRICT
 Castaic Area

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to Mitigated Negative Declaration adopted for PM20685

KEY ISSUES

- Waiver of street frontage for proposed Parcel 1.
- An ingress and egress easement for the Private Driveway that connects Hasley Canyon Road and Industry Drive for Parcels 1 and 2.
- Due to the realignment of the existing private driveway for additional parking spaces, a quitclaim of the existing easement and a new easement are required prior to final mal approval.

CASE PLANNER:

Lynda Hikichi

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

lhikichi@planning.lacounty.gov

TITLE REPORT NOTES

- EASEMENTS SHOWN ON THIS TENTATIVE MAP ARE FROM FIRST AMERICAN TITLE COMPANY. TITLE POLICY # 3424812 (29) DATED JANUARY 13, 2012
- AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR SANITARY SEWERS AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20685-01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS SAID EASEMENT IS TO REMAIN.
 - AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR WATERLINES AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20685-01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS SAID EASEMENT IS TO REMAIN.
 - AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR RIDING AND HIKING PURPOSES (HASLEY CANYON TRAIL) AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20685-01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS SAID EASEMENT IS TO REMAIN.
 - AN EASEMENT IN FAVOR OF LOS ANGELES FOR 127 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS SAID EASEMENT IS TO REMAIN.
 - EASEMENT FOR PRIVATE DRIVEWAY AND FIRELANE AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20685-01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS SAID EASEMENT IS TO REMAIN.
 - AN EASEMENT IN FAVOR OF THE VALENCIA WATER COMPANY FOR WATERLINES AND INCIDENTAL PURPOSES RECORDED JANUARY 21, 2005 AS INSTRUMENT NO. 05-0194248 OF OFFICIAL RECORDS SAID EASEMENT IS TO REMAIN.
 - COVENANT, CONDITIONS, AND RESTRICTIONS AND EASEMENTS IN A 20077768146 OF OFFICIAL RECORDS SAID EASEMENT IS BLANKET IN NATURE AND IS TO REMAIN.
 - AN EASEMENT IN FAVOR OF 28610 HASLEY LLC. AND 28610 HASLEY LLC. FOR PARKING, DRAINAGE, DRIVEWAY, UTILITY AND INCIDENTAL PURPOSES RECORDED JULY 02, 2010 AS INSTRUMENT NO. 20100909470 OF OFFICIAL RECORDS SAID EASEMENT IS TO REMAIN.
 - AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR UNDERGROUND ELECTRICAL, OPTICAL, SYSTEMS, COMMUNICATION AND TELEPHONE LINES RECORDED JANUARY 21, 2005 AS INSTRUMENT NO. 2010641120 OF OFFICIAL RECORDS SAID EASEMENT IS TO REMAIN.

LEGEND

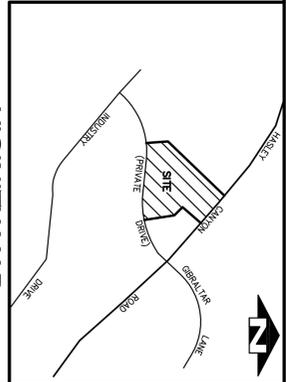
BLDG	BUILDING
CP	CONCRETE PAVING STALL
FR	FIRE HOBRANT
FL	FINISH FLOWLINE
FS	FINISH SURFACE
INVT	INVERT
NDV	NATURAL DRAINAGE VEGETATED
SD	STORM DRAIN
SSH	SEWER MANHOLE
SS	SEWER SEWER
TC	TOP OF GRADE
TW	TOP OF WALL
TYP	TYPICAL

⑥ INDICATES NUMBER OF PARKING SPACES

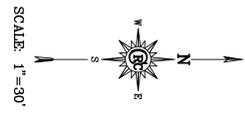
▬ PROPOSED PRIVATE DRIVEWAY AND FIRELANE

"MINOR LAND DIVISION VESTING TENTATIVE PARCEL MAP NO. 071800 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

DEPT OF REGIONAL PLANNING
PM071800 TENTATIVE
22 MAY 2013



VICINITY MAP

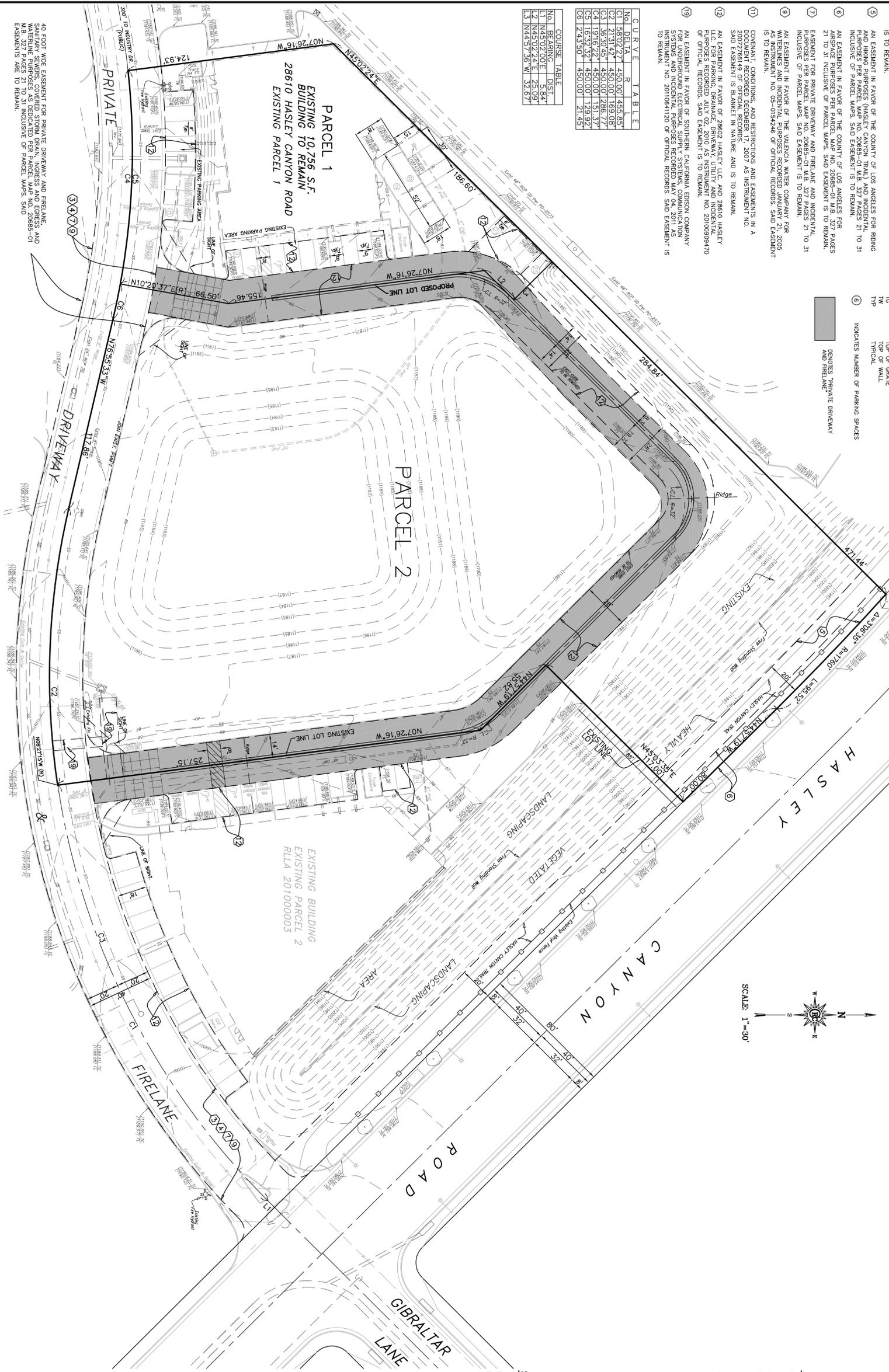


C U R V E T A B L E

NO.	DELTA	R	CHORD
C1	58.0227	450.00	455.85
C2	21.5142	450.00	169.08
C3	86.5045	450.00	286.77
C4	1916.22	450.00	151.37
C5	16.3232	450.00	129.92
C6	2.4330	450.00	21.43

COURSE TABLE

NO.	BEARING	LS	RS
1	N45°02'24"E	25.09	25.09
2	N44°57'36"W	32.67	32.67



SITE AREAS:

PARCEL	GROSS	NET
PARCEL 1	28,083 S.F. 0.64 AC.	22,330 S.F. 0.51 AC.
PARCEL 2	115,529 S.F. 2.65 AC.	90,481 S.F. 2.07 AC.
TOTAL	143,592 S.F. 3.29 AC.	112,811 S.F. 2.58 AC.

LEGAL DESCRIPTION:
PARCEL 1 OF LOT LINE ADJUSTMENT NO. RLLA 201000003 RECORDED AS INSTRUMENT NO. 20100229083 OF OFFICIAL RECORDS, BEING A PORTION OF PARCEL 13 OF PARCEL MAP 20685-01 AS PER MAP FILED IN BOOK 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SITE SUMMARY

PROPERTY OWNER:
28610 HASLEY LLC, A CALIFORNIA LIMITED LIABILITY CO.
4525 RESEDA BLVD.
TARZANA, CA 91356

PROJECT ADDRESS:
28610 HASLEY CN. RD.
SANTA CLARITA, CA 91364

ASSESSOR'S PARCEL NO.:
2866-00-073

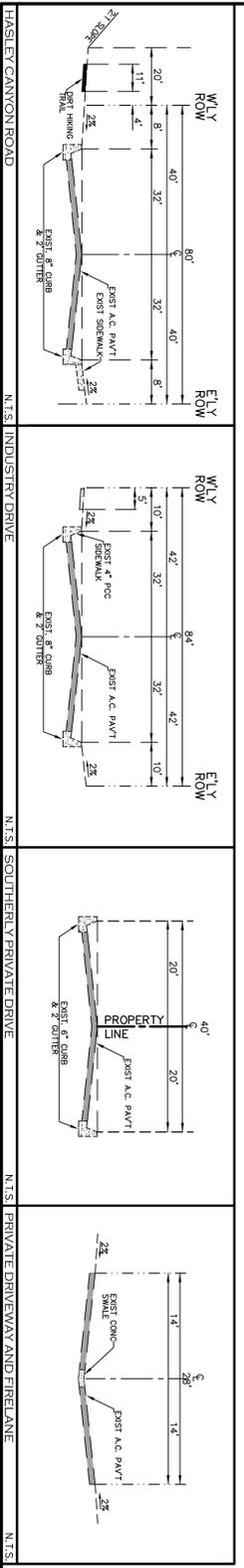
ZONING:
PROPOSED: M-1.5 DP
M-1.5 DP

SANTA CLARITA VALLEY AREA PLAN
CASTIC COMMUNITY STD. DISTRICT
EXISTING AND PROPOSED LAND USE: M (INDUSTRY) AND W (WATERSHED)

TOTAL SITE AREA:
143,592 S.F. (3.29 AC.)

EXISTING AND PROPOSED USE:
MANUFACTURING / INDUSTRIAL

EXISTING AND PROPOSED DRAINAGE DEVICES WILL BE MAINTAINED BY OWNER



PLANS PREPARED UNDER THE DIRECTION OF
RON KOESTER LS 5930 EXP. 12-31-14 DATE 10 MAY 13

<p>CRC Enterprises 27600 Bouquet Canyon Road Suite 200 Santa Clarita Ca. 91350 Telephone (661) 297-2336 FAX (661) 297-2331</p>	<p>PREPARED FOR 28610 HASLEY LLC. 4525 RESEDA BLVD. TARZANA, CA Phone: (818) 342-6848 ATTN: JONATHAN COOKLER</p>	<p>VESTING TENTATIVE PARCEL MAP No. 071800</p>	DATE	REVISIONS
			SHEET 1 OF 1 SHEETS	CRC 2651

TITLE REPORT NOTES

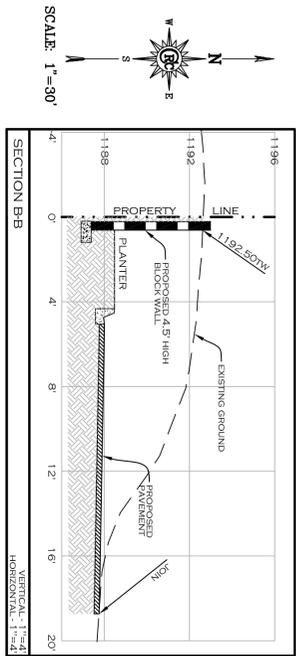
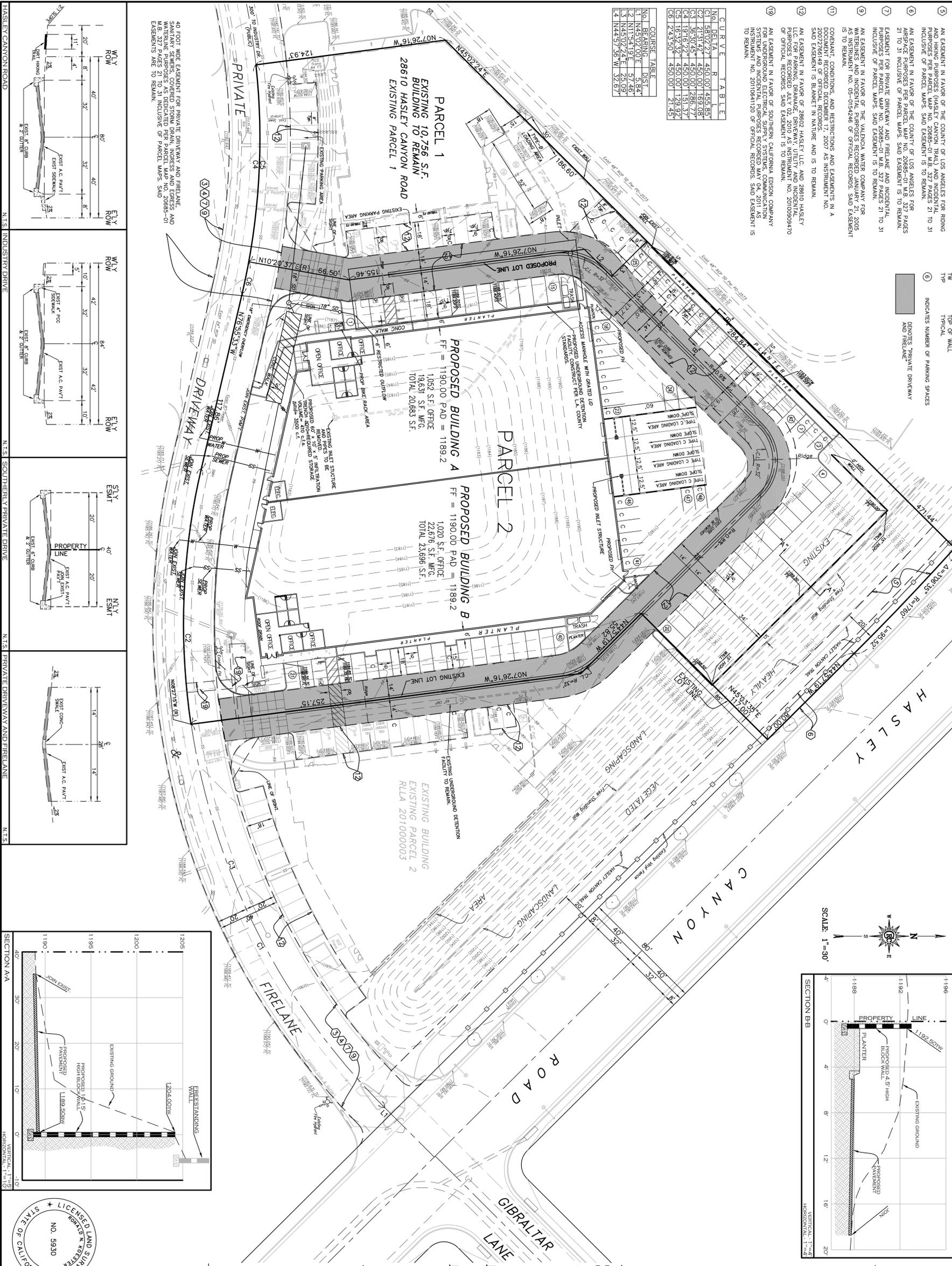
- 1. EASEMENTS SHOWN ON THIS TENTATIVE MAP ARE FROM FIRST AMERICAN TITLE COMPANY. TITLE POLICY # 3424912 (29) DATED JANUARY 13, 2012.
- 2. AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR SANITARY SEWERS AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20085-01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS SAID EASEMENT IS TO REMAIN.
- 3. AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR WATERLINES AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20085-01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS SAID EASEMENT IS TO REMAIN.
- 4. AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR RIDING AND HIKING PURPOSES HASLEY CANYON TRAIL AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20085-01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS SAID EASEMENT IS TO REMAIN.
- 5. AN EASEMENT IN FAVOR OF THE COUNTY OF LOS ANGELES FOR AIRSPACE PURPOSES PER PARCEL MAP NO. 20085-01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS SAID EASEMENT IS TO REMAIN.
- 6. AN EASEMENT IN FAVOR OF THE VALENCIA WATER COMPANY FOR PURPOSES PER PARCEL MAP NO. 20885-01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS SAID EASEMENT IS TO REMAIN.
- 7. AN EASEMENT IN FAVOR OF THE VALENCIA WATER COMPANY FOR WATERLINES AND INCIDENTAL PURPOSES PER PARCEL MAP NO. 20085-01 M.B. 327 PAGES 21 TO 31 INCLUSIVE OF PARCEL MAPS SAID EASEMENT IS TO REMAIN.
- 8. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR UNDERGROUND ELECTRICAL SYSTEMS, COMMUNICATIONS AND TELEPHONE SYSTEMS PER PARCEL MAP NO. 2010641120 OF OFFICIAL RECORDS SAID EASEMENT IS TO REMAIN.
- 9. AN EASEMENT IN FAVOR OF 2860 HASLEY LLC AND 28610 HASLEY LLC FOR PARKING, DRAINAGE, DRIVEWAY, UTILITY AND INCIDENTAL PURPOSES RECORDED JULY 02, 2010 AS INSTRUMENT NO. 20100909470 OF OFFICIAL RECORDS SAID EASEMENT IS TO REMAIN.
- 10. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR UNDERGROUND ELECTRICAL SYSTEMS, COMMUNICATIONS AND TELEPHONE SYSTEMS PER PARCEL MAP NO. 2010641120 OF OFFICIAL RECORDS SAID EASEMENT IS TO REMAIN.
- 11. COVENANT, CONDITIONS, AND RESTRICTIONS AND EASEMENTS IN A COMMUNITY DEVELOPMENT PROJECT AS INSTRUMENT NO. 2007768148 OF OFFICIAL RECORDS SAID EASEMENT IS BLANKET IN NATURE AND IS TO REMAIN.
- 12. AN EASEMENT IN FAVOR OF 28602 HASLEY LLC AND 28610 HASLEY LLC FOR PARKING, DRAINAGE, DRIVEWAY, UTILITY AND INCIDENTAL PURPOSES RECORDED JULY 02, 2010 AS INSTRUMENT NO. 20100909470 OF OFFICIAL RECORDS SAID EASEMENT IS TO REMAIN.
- 13. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY FOR UNDERGROUND ELECTRICAL SYSTEMS, COMMUNICATIONS AND TELEPHONE SYSTEMS PER PARCEL MAP NO. 2010641120 OF OFFICIAL RECORDS SAID EASEMENT IS TO REMAIN.

LEGEND

BUILDING	INDICATES NUMBER OF PARKING SPACES
COMPACT PARKING STALL	
FIRE HOB/PAINT	
FLOWLINE	
FURNISH SURFACE	
INVERT	
NOV	
SO	
STORM DRAIN	
SEWER MANHOLE	
SEWER	
SANITARY SEWER	
TOP OF GRADE	
TW	
TOP OF WALL	
TYP	

"MINOR LAND DIVISION VESTING TENTATIVE PARCEL MAP NO. 071800 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

DEPT OF REGIONAL PLANNING
PM071800 EXHIBIT
22 MAY 2013



VICINITY MAP

LEGAL DESCRIPTION:
PARCEL 1 OF LOT 10 ADJUSTMENT NO. RLLA 2010000003 RECORDED MARCH 01, 2010 AS INSTRUMENT NO. 20100220833 OF OFFICIAL RECORDS BEING SECTIONS 02 AND 13 OF PLAT 103 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SITE SUMMARY

PROPERTY OWNER: 2860 HASLEY LLC, A CALIFORNIA LIMITED LIABILITY CO. TARZANA, CA. 91356
PROJECT ADDRESS: 28610 HASLEY CANYON RD. SANTA CLARITA, CA. 91384
ASSESSOR'S PARCEL NO.: 2866-00-073
ZONING: M-1.5 BP
SANTA CLARITA VALLEY AREA PLAN CASTLE COMMUNITY SID. DISTRICT
EXISTING AND PROPOSED LAND USE: M (INDUSTRY) AND W (WATERSHED)

TOTAL SITE AREA: 143,592 S.F. (3.30 AC.)
EXISTING AND PROPOSED USE: MANUFACTURING / INDUSTRIAL
EXISTING AND PROPOSED DRAINAGE DEVICES WILL BE MAINTAINED BY OWNER

GRADING QUANTITIES

CUT =	2,450 CUBIC YARDS
FILL =	2,200 CUBIC YARDS
IMPORT =	BALANCE ON SITE

SITE AREAS:

PARCEL 1	28,063 S.F. 0.64 AC.	NET	22,330 S.F. 0.51 AC.
PARCEL 2	115,529 S.F. 2.65 AC.	PARCEL 2	90,481 S.F. 2.07 AC.
TOTAL	143,592 S.F. 3.29 AC.	TOTAL	112,811 S.F. 2.58 AC.

SITE PAVING AREA = 62,937 S.F. (43.8%)
TOTAL LANDSCAPE AREA = 22,809 S.F. (15.7%)
PARKING AREA = 19,678 S.F. (13.7%)
PARKING LANDSCAPING AREA = 3,093 S.F. (15.7%)

BUILDING NOTES:
PROPOSED BUILDING USE: MANUFACTURING

BUILDING AREAS:
EXISTING BLDG. (PROP. PARCEL 1) 10,756 S.F.
PROPOSED PARCEL 2 20,693 S.F.
PROPOSED BUILDING B 23,696 S.F.
TOTAL FLOOR AREA = 55,135 S.F.

PARKING:

PARCEL 1	6
COMPACT SPACES	17
STANDARD SPACES	2
HANDICAP SPACES	25
TOTAL PROVIDED	22
TOTAL REQUIRED	42

PARCEL 2

BUILDING A	16
STANDARD SPACES	24
COMPACT SPACES	4
TOTAL PROVIDED	44
TOTAL REQUIRED	48

TOTAL PARKING PROVIDED = 115 STALLS
TOTAL PARKING REQUIRED = 112 STALLS

PARKING NOTE: WHEEL STOPS TO BE PLACED WHERE REQUIRED AS PER CURRENT CODE.

CSD EXHIBIT "A"

PLANS PREPARED UNDER THE DIRECTION OF

RON KOESTER LS 5930 EXP. 12-31-14 DATE 10 MAY 13

LICENSED LAND SURVEYOR
NO. 5930
STATE OF CALIFORNIA