



Los Angeles County
Department of Regional Planning

Director of Planning Richard J. Bruckner

320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 http://planning.lacounty.gov



SUBDIVISION COMMITTEE MEETING REPORT

Planner: Lynda Hikichi, AICP E-mail: lhikichi@planning.lacounty.gov
Subdivision Committee Date: Report: Dec. 27, 2012 Meeting: Jan. 10, 2013 Map Date: November 27, 2012
Tract/Parcel Map No: PM 071800 Project No: R2012-00108
Zoned District: Newhall Community: Santa Clarita Valley
Supervisory District: 5th District APN No.: 2866-060-073
Map Stage: [X] Tentative [] Initial [X] 1 Revision Received [] Amendment [] Revised

Proposal: To create three industrial lots on 3.3 gross acres (2.59 net acres).
Location: 28610 Hasley Canyon Road

- [] This application is deemed complete.
[X] This application is deemed incomplete. This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.
[] This application is recommended for denial.

TIME EXTENSION 12 Months

HOLDS:

- [X] Drainage Concept [] Geologic Report [] Soils Report [] Sewer Area Study
[X] Traffic Study [X] Fire Dept. [X] Parks & Recreation [] Public Health
[X] Environmental [] General Plan [] Revised Slope Map [] Plan Amendment
[] Zone Change [X] CUP [] Oak Tree Permit [X] CSD
[X] Proof of Legal Access [X] Revised Tentative Map [] Revised Exhibit Map [X] Revised Application
[X] Other: CSD Exhibit required [X] Other: Parking Permit

- [X] Reschedule for Subdivision Committee [] Schedule for Subdivision Committee Reports
[X] Resubmit 10 folded copies of the Tentative and Exhibit Maps and a cover letter outlining all changes made to the map.

ENVIRONMENTAL REVIEW : CASE NO. RENV 201200018

- [X] HOLD Planner: Lynda Hikichi
[] Categorical Exemption [X] Pending Initial Study review
[] Negative Declaration [] Mitigated Negative Declaration
[] Pending Draft EIR + Agency review

GENERAL PLAN

- [] HOLD:
Land Use Category (Land Use Element)
Countywide General Plan: M (Industry) and (Floodway/Floodplain)
Community or Specific Plan: Santa Clarita Valley Area Plan
[] Altadena Community Plan [] Antelope Valley Area Plan [] Catalina Island Land Use Plan
[] East Los Angeles Community Plan [] Hacienda Heights Community Plan [] Marina Del Rey Land Use Plan
[] Rowland Heights Community Plan [X] Santa Clarita Valley Area Plan [] Santa Monica Mtns. North Area Plan
[] W. Athens - Westmont Community Plan [] Walnut Park Neighborhood Plan []

Maximum Density (not automatic): _____ Proposed Density: **3 industrial lots**

Plan Highways: **N/A**

Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.
SEA: _____

Burden of Proof: Satisfactory. Additional information required: _____

Hillside Project (Land Use Element)
 Urban Non-Urban _____ % Open Space Requirement

Submit a revised slope map and revised calculations

0-24.99% slope: _____ 25-49.99% slope: _____ 50% slope: _____

Low Density Threshold: _____ Midpoint Threshold: _____ Maximum Density: _____

Proposed Density: _____

Hillside CUP: Required Not required Not required: Building restriction on slopes > 25%

Proposed Open Space: _____ Public parks _____ Private parks _____ Private yards _____
Landscaped areas, slopes, walkways _____ Undisturbed natural areas _____

Burden of Proof: Satisfactory. Additional information required: _____

Infill Project (Land Use Element): Request increase by _____ land use category(ies).

Surrounding land use category: _____ Surrounding density: _____

Burden of Proof: Satisfactory. Additional information required: _____

Plan Amendment: _____
Burden of Proof: Satisfactory. Additional information required: _____

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: Pending Consistent Inconsistent

Subject property is located within M (Industry) and W (Floodway/Floodplain). Need to consult DPW regarding Floodway/Floodplain.

ZONING

HOLD:

Current Zoning: **M-1.5-DP (Restricted Heavy Manufacturing)**

Zone Change Proposed Zoning: _____

Surrounding zoning: M-1.5-DP, RPD-5000-2.8U, A-2-2 Surrounding land uses: Commercial, Industrial, Single-Family Residences, and vacant lots

Burden of Proof: Satisfactory. Additional information required: _____

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

Conditional Use Permit: **Development in the DP zone per CP 87-360.**

Submit a revised Exhibit A (6 copies) showing: _____

Burden of Proof: Satisfactory. Additional information required: _____

Parking Permit required for not meeting standards and guidelines of the parking provisions including but not limited to number of spaces required, parking space dimensions, vehicular backup space, ADA spaces, wheel stops, etc. Revise/redesign to meet all parking standards and guidelines.

Oak Tree Permit: _____ Proposed removals: _____ Proposed encroachments: _____

Sent Oak Tree Report to Forester on: _____

Burden of Proof: Satisfactory. Additional information required: _____

Community Standards District: **Castaic Area**

Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

HOLD: Subject to all standards and guidelines of the Castaic Area CSD.

IMPROVEMENTS

- HOLD** _____
- Section 21.32.040: 20-acre parcels; No improvements required.
- Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).
- Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.
- Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.
- Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope ≤ 3%, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.
- Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: “ Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards.”
- _____

ACCESS

- HOLD** _____
- Primary access is: Industry Drive via private dwy. Secondary _____
- Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.
- Provide proof of off-site access prior to tentative map approval and delineate on final map.
- Provide a minimum _____ feet of paved access to the satisfaction of Public Works.
- Tract/Parcel Map _____ must record first.
- A private driveway/ingress-egress easement is to be provided in lieu of required street access.
- Section 21.24.020: Single Means of Access
 - Pavement width shall be ≥ 20 feet.
 - Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
 - Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
 - Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
 - If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
 - 25% if pavement width is ≥ 28 feet.
 - 50% if pavement is < 28 feet.
 - Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥ 64 feet and the restriction to a single means of access will be removed through future development.
- Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.
- Section 21.24.040: Modification to access requirement requested. Granted. Not granted.
- Provide tap street(s) to: _____
- Provide a copy of the recorded reciprocal easements of ingress and egress over the common driveway (that connects Hasley Canyon and Industry Drive) for all lots utilizing this driveway. If none exists, an easement will be required.**

STREETS

- HOLD**
- Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Hasley Canyon and Industry Drive
- Sections 21.24.120 and 21.24.060: Private and future streets.
- Show the following street(s) as private & future streets on the final map:

- Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
- Dedicate _____ feet additional future street right-of-way on: _____
- Provide for the ownership of the private and future streets:
 - Show lot lines to the centerline of the private and future streets.
 - Show the following streets as lots on the final map.
- Provide for the maintenance of the private and future streets by a:
 - Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
 - Maintenance Agreement. Submit a copy to Planning prior to final map approval.
- Section 21.24.090: Right-of-way modification requested.
 - Granted. Required width of _____ feet from centerline granted to permit _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
 - Not granted.
- Section 21.24.090: Alternate cross section requested.
 - Granted.
 - Not granted because it would not be in keeping with the design of adjoining highways or streets.
- Section 21.24.100: Street grade is > 6%. Modification is requested.
 - Modification granted for street grade to be > 6% but ≤ 10% on portions of the following streets, with final determinations made by DPW. _____
 - Street grade modification granted to be > 10%, but not > _____ % on portions of the following streets, with final determinations made by DPW. _____
- Section 21.24.150: For property abutting a major or secondary highway:
 - Service road or local street is required.
 - Alley is required instead of a service road or local street.
 - Service road, local street, and alley requirement is waived.
- Section 21.24.160: Alley is required for multiple residential use, commercial use or _____
- Section 21.24.180. Turnarounds.
 - Required at intermediate points on cul-de-sacs > 700 feet in length.
 - Required on local streets where the distance between intersections is > 2,000 feet.
 - Required at the end of stub or dead-end streets
- Section 21.24.190: Cul-de-sacs.
 - Maximum of 500 feet in length for industrial or commercial uses.
 - Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
 - Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
 - Maximum cul-de-sac length: _____
 - Section 21.24.040: Modification to cul-de-sac requirements requested.
 - Granted. Modify length to: _____
 - Not granted.
- Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each block > 700 feet in length.
- Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the public highway to the boundary of the subdivision.
- Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.
- Section 21.24.400: Street improvement required for existing road with insufficient improvements.
- Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.
- Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft² and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.
- Section 21.32.150: Waive street lights since lots are ≥ 40,000 sq ft. _____
- Section 21.32.160: Street tree planting required.
- Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- Section 21.32.190: Waive sidewalks since lots are ≥ 15,000 sq ft. _____
- Section 21.32.200: Pay major thoroughfare and bridge fees: _____
- Section 21.32.400: Pay drainage facilities fees: _____

- Prepare a feasibility study to Public Works' satisfaction for: _____
- Dedicate/offer vehicular access rights on: _____
- Dedicate/offer complete access rights + construct a wall D-65 Slough on: _____
- Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

- HOLD**
- Show the driveway system and paving widths on the tentative map.
- Construct or bond with Public Works for driveway paving as shown on the tentative map.
- Label the driveway as "Private Driveway Fire Lane" on the final map.
- Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
- Provide for maintenance of the common driveway by a:
 - Homeowners Association.
 - Maintenance Agreement.
 - Other: CC&R
- Provide reciprocal easements over the private driveway.
- Show lot lines to the centerline of the private driveway.
- Show as lot(s) on final map.
- _____

LOT/BUILDING DESIGN

- HOLD:**
- Section 22.52.043: 50 ft minimum average lot width. _____
- Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7000 sq ft & located in Lancaster District 31 or Palmdale District 54. _____
- Section 21.24.300: Provide street frontage \geq average lot width. 50 feet.
- Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles. _____
- Section 21.24.040: Modification to frontage requirements requested. Granted. TBD
- Section 21.24.320: Eliminate the flag lots: _____
- Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum grade.
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
 - Granted. Maximum 43% of the lots may have $<$ the required area if all lots meet the following:
 - If zoning $< 10,000$ ft²: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
 - If $10,000$ ft² $< 15,000$ ft²: Minimum area: 70% of required area. Minimum average width: 60 feet.
 - If $15,000$ ft² $< 30,000$ ft²: Minimum area: 70% of required area. Minimum average width: 80 feet.
 - If $\geq 30,000$ ft²: Minimum area 65% of required area. Minimum average width: 100 feet.
 - Not granted.
- Section 21.24.310. Eliminate the acute angle point on lots: _____
- Permission is granted to adjust lot lines to Regional Planning satisfaction.
- Provide evidence that each lot meets zoning requirements. Provide a CSD Exhibit.
- Show the setbacks on the tentative map. _____
- Setback modification requested.
 - Granted. _____ yard setback is modified to: _____
 - Not granted.
- Existing structure(s) shown on lot(s) 1 to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
- Existing structure(s) shown on lot(s) _____ to be removed.
- HOLD:** Must meet all requirements and standards of the Castaic Area CSD. Provide a revised CSD Exhibit with depictions of all proposed buildings, parking, landscaping, etc.

OPEN SPACE

- HOLD:**
- Dedicate construction rights. _____
- Provide for ownership and maintenance by a:
 - Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
 - Other: _____
- Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- Number as lots on the final map.
- Provide a minimum of 15 feet of access to each lot. _____
- _____

DEDICATIONS

- Section 21.28.080: Dedicate easements for: _____
- Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- Section 21.28.100: Dedicate right-of-way for required drainage channel.
- Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
- Dedicate secondary residential construction rights over lots having twice the required area. _____

PARKS

- HOLD** _____
- Section 21.24.340: Park space obligation.
- Sections 21.24.350 and 21.28.120: Local park sites.
- Section 21.28.130: Private parks.
- Section 21.28.140: Park fees.
- Trail requirements. _____

OTHER REQUIREMENTS/COMMENTS

- HOLD**
- Meet requirements of the zone, Subdivision Ordinance Green Building Program (Green Building, Drought-Tolerant, and LID) and Castaic Area CSD.
- Withdraw and cancel tract/parcel map _____
- Section 21.38.010 through 21.38.080: Vesting Tentative Map
- Property line returns.
- Final parcel map waiver requested. Granted. Not granted.
- California Department of Fish and Game impacts. The project: **TBD**
 - Has no effect on fish and wildlife. A \$25 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152.
 - Does not have no effect on fish and wildlife. A fee of **TBD** to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.
- Submit Affidavit of Acceptance subsequent to Conditional Use Permit approval.
- Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
- Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
- Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
- Provide slope planting and an irrigation system as required in the grading ordinance.
- Section 21.32.195: Plant one tree in the front yard of each residential lot.
- The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
- Subject to all requirements and standards of the Castaic Area CSD.

RESIDENTIAL PLANNED DEVELOPMENT: NA

- HOLD** _____
- Waive the requirement for street frontage. _____
- Conform to the minimum average lot width requirement approved by the CUP. _____
- Conform to the minimum street frontage requirement approved by the CUP. _____
- Conform to the lot area requirements approved by the CUP. _____
- Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- Dedicate construction rights over the common lots. _____

LEASE PROJECTS/LOTS: NA

- HOLD** _____
- This project is approved as a lease project for _____ residential/commercial buildings.
- Section 21.24.370: Modifications to access, highway, and street requirements granted.
- Place a note on the final map that lot _____ is a lease project for _____
- Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of $\geq \frac{1}{4}$ " in height on the final map.
- Record separate final maps.
- _____

MOBILEHOME SUBDIVISIONS: NA

- HOLD** _____
- This project is approved as a mobilehome project for _____ mobilehomes.
- Section 21.24.370: Modifications to access, highway, and street requirements granted.
- Place a note on the final map that lot _____ is a mobilehome project for _____
- Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters $\geq \frac{1}{4}$ " in height on final map.
- _____

STANDARD CONDOMINIUM CONDITIONS: NA

- HOLD**
- New Condominiums Condominium Conversion
- Section 21.16.015: Depict condominium footprints and driveways/access **on an exhibit map.**
- Provide for the maintenance of the common areas by a Homeowners Association.
- Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
- Provide the standard note on the final map.
- Provide the commercial note on the final map.
- For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map Act):
 - Verification that each tenant has received written notification of the intent to convert at least 60 days prior to the filing of the tentative map.
 - Provide tenants with written notification 10 days prior to map recordation that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report to be available on request. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
 - Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy of the notarized letter to Regional Planning prior to final map approval.
- Standard condominium conversion ordinance requirements.
- Record a separate final map over the condominium project.
- _____

ADDITIONAL COMMENTS

STAFF RECOMMENDATION: The parcels do not meet the minimum street frontage requirements and the request for street frontage waiver is still pending. The vehicular backup areas for some of the parking spaces are located on the private driveway that is also used for access. Redesign (e.g., reorient buildings, reduce building size, relocate parking spaces, etc.) so that the vehicular backup areas do not encroach into the private driveway that is also used for primary access. Redesign to meet the parking standards/guidelines.

HOLD Tentative Map:

1. Request for a waiver of street frontage is still pending.
2. Remove "RLLA 201000003" for parcel 1.
3. Remove the proposed building footprints from the tentative map. Depict the existing building footprints. Proposed building footprints shall be depicted on the CSD Exhibit.
4. Provide the map title to the satisfaction of Department of Public Works.
5. Portions of the proposed building pads are within the "W" area: will need to consult DPW.
6. Submit a copy of the recorded easement for the Private Driveway that connects Hasley Canyon Road and Industry Drive. If none exists, an easement will be required.
7. Provide a copy of the missing page from the recorded onsite parking/driveway easement (sheet 1) that was not recorded with the rest of the document.
8. Parking space #20 on parcel 1 has a width of 7 ft. and does not meet the minimum 8.5 ft. width requirement. Ensure the proposed project meets all parking standards and guidelines.
9. Clearly depict and provide the dimensions for the Type-B loading area. Only the loading ramp is shown.
10. Ensure the map is drawn to scale. Ensure all measurements and depictions are accurate, consistent, and drawn to scale.

HOLD CSD Exhibit:

1. Ensure to clearly depict the parking spaces. Clearly show the dimensions, wheel stops, and backup area, etc.
2. Based on the proposed building floor areas, parcel 1 requires one Type B loading space; and parcels 2 and 3 each requires two Type C loading spaces. Clearly depict and provide the dimensions for the loading areas. The loading area for parcel 1 is not clearly depicted on the map/exhibit.
3. ADA spaces require a minimum 4 feet walkway.
4. If you decide to redesign the parking facilities, ensure to provide a revised parking table.
5. Ensure the parking facilities meet all parking standards and guidelines. Parking space #32 does not meet the standard parking dimensions. A portion of the space only has a width of 7 ft.
6. Provide 2 sets of floor plans and elevations for the existing and proposed buildings with the revised parking table. Unless 80% of the building is used for storage, parking is based on 1/400 sq. ft. for office and 1/500 sq. ft. for industrial uses. Storage is also based on 1/500 sq. ft. and not 1/1000 sq. ft. Parcel 3 does not have the minimum required number of parking spaces. Based on the proposed building footprint, 65 parking spaces are required but only 56 spaces are provided.
7. List the existing use for parcel 1.
8. Need to consult DPW regarding vehicular backup into the private driveway that is also used as access into the lots.
9. Need to consult DPW (Building & Safety) regarding sharing of wall for the proposed buildings.
10. An updated/revised Parking and Driveway Easement may be required.
11. The width of the private driveway that connects the proposed three parcels should be 28 ft. wide but a portion of the driveway located within parcel 2 is only 26 ft. Clarify the discrepancy.
12. Provide a copy of the correspondence sent to the Castaic Town Council informing the council of the proposed project.
13. The project is subject to all requirements and standards of the Castaic Area CSD. Ensure the proposed project meets the CSD setbacks and lot coverage. Provide the lot coverage calculations for Parcel 1.
14. The Exhibit "A" should be relabeled "CSD Exhibit".

HOLD Application:

1. The project is subject to the Green Building Program.
2. Provide copies of the building permits that have been finalized. The copies that you submitted only show the pending status.
3. Provide copies of the building description blanks.
4. Provide elevations for all existing and proposed fences/walls including the freestanding wall (2 sets).
5. Provide at least 4 color photos of the existing structure/buildings.
6. Ensure the updated application includes a request for a Parking Permit (if applicable). If you decide to pursue a parking permit, a parking permit burden of proof and filing fees are required. Staff recommends redesign to meet all parking standards and guidelines.
7. Filing fees will increase effective March 1, 2013.

NOTE: Only complete submittals shall be accepted. Incomplete submittals will not be processed and will be disposed. Next submittal includes 10 folded copies of tentative map; and one cover letter describing all changes made to the map, and updated application.

PUBLIC HEARING

Hearing Officer

Regional Planning Commission

Newspaper: _____

Library: _____

COMMUNITY STANDARDS DISTRICTS (CSD)

HOLD: Subject to all requirements and standards of the CSD.

- | | |
|--|--|
| <input type="checkbox"/> Section 22.44.112: East Compton | <input type="checkbox"/> Section 22.44.113: Agua Dulce |
| <input type="checkbox"/> Section 22.44.114: Walnut Park | <input type="checkbox"/> Section 22.44.118: East Los Angeles |
| <input type="checkbox"/> Section 22.44.119: Topanga Canyon | <input type="checkbox"/> Section 22.44.120: West Athens-Westmont |
| <input type="checkbox"/> Section 22.44.121: Twin Lakes | <input type="checkbox"/> Section 22.44.122: Leona Valley |
| <input type="checkbox"/> Section 22.44.123: Malibou Lake | <input type="checkbox"/> Section 22.44.125: Willowbrook |
| <input type="checkbox"/> Section 22.44.126: Acton | <input type="checkbox"/> Section 22.44.127: Altadena |
| <input type="checkbox"/> Section 22.44.130: West Rancho Dominguez-Victoria | <input type="checkbox"/> Section 22.44.131: South San Gabriel |
| <input type="checkbox"/> Section 22.44.132: Rowland Heights | <input type="checkbox"/> Section 22.44.133: Santa Monica Mtns North Area |
| <input type="checkbox"/> Section 22.44.135: East Pasadena-San Gabriel | <input type="checkbox"/> Section 22.44.136: Avocado Heights |
| <input checked="" type="checkbox"/> Section 22.44.137: Castaic Area | <input type="checkbox"/> Section 22.44.138: Florence-Firestone |

TOWN COUNCIL

Provide a copy of the correspondence sent to the Town Council informing the council of the proposed project.

ADDITIONAL NOTES

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. The street frontage requirement for parcels 1, 2 and 3 needs to be waived by the advisory agency.
2. An approve drainage concept/Water Quality Plan/Low Impact Development Plan. The applicant needs to demonstrate compliance with the new MS4 permit. Please see attached Drainage and Hydrology review sheet for requirements.
3. A traffic study may be required to evaluate the geometric configuration of the intersection of the Private Drive/Gibraltar Lane with Hasley Canyon Road. Please see attached Road review sheet for requirements.


Prepared by John Chin

pm71800L-rev1.doc
<http://planning.lacounty.gov/case/view/r2012-00108/>

Phone (626) 458-4918

Date 12-26-2012



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 71800

REVISED TENTATIVE MAP DATED 11/27/2012
EXHIBIT MAP 11/27/2012

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. A Water Quality Plan* (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:
- Any project with 1 acre or more of disturbed land and adding 10,000 square feet or more of impervious area;
 - Industrial parks with 10,000 square feet or more square-feet of surface area;
 - Redevelopment projects (creation, addition, or replacement of 5,000 square feet of impervious surface area;
- * Effective December 28, 2012, new development and redevelopment projects must comply with the Waste Discharge Requirements of Order No. R4-2012-0175 which was adopted by the Los Angeles Regional Water Quality Control Board (RWQCB) on November 8, 2012. The stormwater runoff volume from the 0.75 inch or 85th percentile, 24 hour rain event, whichever is greater must be retained onsite. For additional information see the LARWQCB web page: http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml
3. A Low Impact Development (LID) Plan (as part of the drainage concept) is required prior to the tentative approval of the map.
- Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

Reviewed by  Date 12/24/2012 Phone (626) 458-4921
LIZBETH CALDERON

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 7180(rev)

Page 1/1

TENTATIVE MAP DATED 11-27-2012
EXHIBIT "A" MAP DATED 11-27-2012

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- As previously stated, a traffic study may be required to evaluate the geometric configuration of the intersection of the Private Drive/Gibraltar Lane with Hasley Canyon Road. Please contact Mr. Jeff Pletyak of Traffic Study Section, Traffic and Lighting Division at 626 300 4721.



Prepared by Sam Richards
Pm71800r-rev.doc

Phone (626) 458-4921

Date 12-24-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 71800

Page 1/1

TENTATIVE MAP DATE 01-26-2012
EXHIBIT "A" MAP DATED 12-04-2012

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:



Prepared by John Chin

Phone (626) 458-4918

Date 12-26-2012

pm71800L-rev1.doc
<http://planning.lacounty.gov/case/view/r2012-00108/>

The following reports consisting of ___ 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. 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.



Prepared by John Chin

Phone (626) 458-4918

Date 12-26-2012

pm71800L-rev1.doc
<http://planning.lacounty.gov/case/view/r2012-00108/>

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 11/27/12 (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 12-24-12 is attached.



 Geir R. Mathisen
 No. 2376
 CERTIFIED
 ENGINEERING
 GEOLOGIST
 STATE OF CALIFORNIA

Reviewed by _____ Date 12/19/12
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 11/27/12 (rev.)
Previous Review Sheet Dated 2/16/12

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 12/24/12



Please complete a Customer Service Survey at <http://dpw.lacounty.gov/qmedsurvey>.

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.

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 12/24/2012 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\pm 71800 rev 1.doc

The subdivision shall conform to the design standards and policies of the City, 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.


Prepared by Tony Khalkhali
pm71800s-rev1.doc

Phone (626) 458-4921

Date 12-20-2012

The subdivision shall conform to the design standards and policies of the City, 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 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 lot.
3. Submit landscape and irrigation plans for each multi-family 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 the City Engineer.
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.



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 71800 Map Date: November 27, 2012 - 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 December 18, 2012

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: November 27, 2012 - 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 **5000** gallons per minute at 20 psi for a duration of **5** hours, over and above maximum daily domestic demand. **3** 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 **1** 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: **Submit an original fire flow availability form, FORM 196, verify 1 public fire hydrant along the property's frontage to our office for review prior to the Tentative Map clearance. Install 2 public fire hydrants as indicated on the Tentative Map filed in our office.**

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 JuanC Padilla

Date December 18, 2012

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:	11/27/2012	SCM Date:	01/03/2013	Report Date:	12/26/2012
Park Planning Area #	35C		SAUGUS			Map Type:	REV. (REV RECD)

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:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

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, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map # 71800	DRP Map Date: 11/27/2012	SMC Date: 01/03/2013	Report Date: 12/26/2012
Park Planning Area # 35C	SAUGUS		Map Type: REV. (REV RECD)

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

(P)eople 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

January 3, 2013

TO: Lynda Hikichi
Land Divisions Section
Regional Planning

FROM: Olga Ruano *OR*
Park Planning Assistant
Trails Section

SUBJECT: **VESTING TENTATIVE PARCEL MAP NO. 071800**
TRAIL CONDITIONS OF MAP APPROVAL
(MAP STAMPED BY REGIONAL PLANNING ON NOVEMBER 27, 2012)

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-label the trail easement, currently identified as "Existing Dirt Path" on the tentative map to "Hasley Canyon Trail" as shown and dedicated on Parcel Map No. 20865-01.
2. Re-dedicate by separate document 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.



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

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

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

THAO KOMURA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5581 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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First District

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Second District

Zev Yaroslavsky
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Fifth District

Tract Map No. 071800

Vicinity: Santa Clarita

Tentative Tract Map Date: November 27, 2012

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Vesting Tentative Tract Map 071800**. The following condition is still apply and remain in effect:

1. Public water shall be supplied by the Valencia Water Company, a public water system which guarantees water connection and service to all lots.

Any variation from the approved use of water supply and/or approved method of sewage disposal shall render this approval null and void.

Prepared by: Thao Komura 

Phone No. (626) 430-5581

Date: December 19, 2012