



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER** R2012-00108  
**HEARING DATE** Pending

**REQUESTED ENTITLEMENTS**  
Tentative Parcel Map No. 071800  
Environmental Assessment No. 201200018

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

28610 Hasley LLC. / CRC Enterprises

**MAP/EXHIBIT  
DATE:**

May 22, 2013

**SCM REPORT  
DATE:**

June 20, 2013

**SCM DATE:**

June 27, 2013

**PROJECT OVERVIEW**

To subdivide 3.29 acres into two industrial parcels.

**MAP STAGE**

Tentative:  Revised:  Amendment:  Amended :  Modification to : Other:   
Exhibit %A+  Recorded Map

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  Additional Revisions (requires a fee):

**LOCATION**

28610 Hasley Canyon Road, Santa Clarita

**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

**SUP DISTRICT**

5th

**LAND USE DESIGNATION**

M (Industry) and W (Floodway/Floodplain)

**ZONE**

M-1.5-DP (Restricted Heavy Manufacturing)

**PROPOSED UNITS  
(DU/AC)**

2 Industrial lots

**MAX DENSITY/UNITS  
(DU/AC)**

NA

**COMMUNITY STANDARDS DISTRICT**

Castaic Area

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Lynda Hikichi (213) 974-6433 <a href="mailto:lhikichi@planning.lacounty.gov">lhikichi@planning.lacounty.gov</a>
Public Works	Cleared	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**Tentative 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 HOLDS**Tentative 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

Phone (626) 458-4910

Date 06-19-2013

pm71800L-rev2.doc

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



**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](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](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

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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

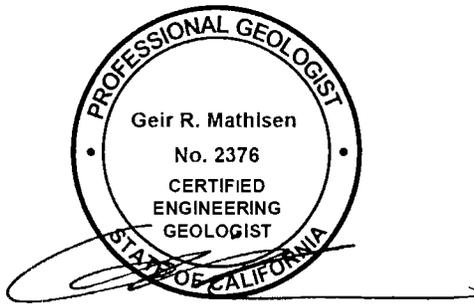
TENTATIVE PARCEL MAP \_\_\_\_\_ 71800 \_\_\_\_\_  
SUBDIVIDER \_\_\_\_\_ 28610 Hasley LLC \_\_\_\_\_  
ENGINEER \_\_\_\_\_ CRC Enterprises \_\_\_\_\_  
GEOLOGIST \_\_\_\_\_ --- \_\_\_\_\_  
SOILS ENGINEER \_\_\_\_\_ --- \_\_\_\_\_

TENTATIVE MAP DATED \_\_\_\_\_ 5/22/13 (Revision/Exhibit) \_\_\_\_\_  
LOCATION \_\_\_\_\_ Hasley Canyon \_\_\_\_\_  
GRADING BY SUBDIVIDER [Y] (3,914 y<sup>3</sup>) \_\_\_\_\_  
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/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:\m\enub\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) 88162404.
- 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 6 Fire Prevention Division 6 (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 6öx 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 ó Fire Prevention Division ó (323) 890-4243, Fax (323) 890-9783



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



**PARK OBLIGATION REPORT**

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

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:	<b>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

**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, Land Acquisition & Development Section



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



**PARK OBLIGATION WORKSHEET**

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

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 =				<b>0.00</b>

Park Planning Area = **35C SAUGUS**

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

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				<b>0.00</b>	

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	<b>\$0</b>



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](mailto:lbradley@parks.lacounty.gov).

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



COUNTY OF LOS ANGELES  
**Public Health**

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**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](http://www.publichealth.lacounty.gov)



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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.