



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

PROJECT NUMBER

87150-(5)

HEARING DATE

Pending/holds not cleared

REQUESTED ENTITLEMENTS

Vesting Tentative Parcel Map No.18108
Conditional Use Permit No. 87150 and 87360
Oak Tree Permit No. 200700022
Environmental Assessment No. 87150
SCH No.: Pending

SUBDIVISION COMMITTEE REPORT (PRELIMIARY DRAFT)

OWNER / APPLICANT

Newhall Land and Farming (Ms. Sandy Sanchez)

**MAP/EXHIBIT
DATE:**

December 17, 2014

**SCM REPORT
DATE:**

Pending

SCM DATE:

February 12, 2015

PROJECT OVERVIEW Valencia Commerce Center (VCC)

The proposed project consists of an industrial/commercial subdivision of a 588.32-acre site (gross) into 68 lots with a total of 3,322,994 square feet of proposed development as follows: industrial (2,568,033 sf); commercial (754,961 sf including commercial/business park (721,872 sf) and retail (33,089 sf)); open space (385.69 acres including Castaic Creek (62.85 acres)); and supporting infrastructure. The development is proposed in seven planning areas (PAs 1-5, 7 and Castaic Creek). The project is the final phase of the VCC. Previous phases have been completed as the existing VCC.

The 68 lots proposed on the Project Site by uses are as follows:

- 20 Industrial lots (19 with PA-1 alternative)
- 19 Commercial lots (Business Park (17 lots) and Retail (2 lots))
- 22 Open Space lots (including Castaic Creek 6 lots) (24 with PA-1 alternative)
- 1 Utility lot
- 4 Public Street lots
- 1 Parking lot (0 with PA-1 alternative)
- 1 Debris Basin lot

The property is located within the 2012 Santa Clarita Valley Area Plan (SCAVP) planning area (not within the boundary of the adopted Newhall Ranch Specific Plan). The irregular-shaped properties consist of sloping topography and adjoining areas along Castaic Creek and channelized Hasley Creek. The Santa Clara River SEA 23 runs through the site along Castaic Creek where bank stabilization improvements are proposed. The Castaic Creek portion of SEA 23 was newly established within updated SEA 23 with adoption of the 2012 SCVAP. As a project which is part of approved master CUP 87-360 and previously filed prior to adoption of the new SEA boundaries, the project site is not subject to further SEA review. The entire site is located within the Castaic Community Standards District (CSD) and specifically Castaic Creek is located within the area-specific boundaries of the Castaic Creek subarea of the CSD.

Subdivision: To create 68 lots including 20 industrial lots in 42 buildings, 19 commercial lots in 38 buildings, 22 open space lots, 1 utility lot, 4 public road lots, 1 parking lot, and 1 debris basin lot.

CUP: To authorize a conditional use permit for grading in excess of 100,000 cubic yards which exceeds the grading maximum in CUP 87-360, construction of supporting infrastructure including a water tank, and modification of the Castaic Community Standards District development standards.

Oak Tree Permit: To authorize removal of 33 oak trees (1 heritage).

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: 7th Revision (requires a fee):

LOCATION		ACCESS	
West of the Old Road and I-5, north of Henry Mayo Drive/SR 126, east of Val Verde community, and south of Hasley Canyon community		Franklin Parkway to the west, southwest and central, Hancock Parkway to the east and southeast, and Commerce Center Drive central	
ASSESSORS PARCEL NUMBER(S)		SITE AREA	
2866-001-001, 2866-002-007, 045, 052, 061		Gross: 588.32 acres	
3271-001-038, 3271-002-017, 038		Net: Pending	
3271-030-084, 085, 086, 087, 089, 090			
GENERAL PLAN / LOCAL PLAN		ZONED DISTRICT	SUP DISTRICT
2012 Santa Clarita Valley Area Plan		Newhall	5
LAND USE DESIGNATION		ZONE	CSD
IO (Industrial/Office)		M-1.5-DP(Restricted Heavy Manufacturing-Development Program)	Castaic Area CSD and Castaic Creek subarea
PROPOSED UNITS (DU)	MAX DENSITY/UNITS (DU)	GRADING, CUBIC YARDS (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)	
N/A	N/A	4.456 million cyds cut, 4.380 million cyds of fill	
		76,000 net cyds cut for transport	

ENVIRONMENTAL DETERMINATION (CEQA)

Pending Determination

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Hold	Kim Szalay (213)-974-4876 kszalay@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

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

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map.

Land Use Policy:

Clear Hold

- The proposed project is consistent with the existing IO (Industrial Office) land use designations under the 2012 SCVAP. (Pending Further Review)
- The current proposal for 68 industrial and commercial lots for a total of 3,322,994 square feet of development is consistent with the overall cumulative maximum square feet of development allowed under the previously approved CUP NO. 87360 and within the applicable 2012 SCVAP IO land use designation. (Pending Further Review)

3. The proposed project floor area ratios (F.A.R.) calculated for each proposed industrial and commercial project planning area are consistent with the 2012 SCVAP policies regarding maximum F.A.R. for industrial and commercial development. *(Pending Further Review)*
4. The proposed development is consistent with Plan policies related to industrial and commercial development for hillside management design. *(Pending Further Review)*

Castaic CSD Zoning:

Clear Hold

1. Provide specific itemized modifications requested to Castaic CSD development standards.
2. Obtain documented input from Santa Clarita Valley Trails Advisory Committee as required by Castaic CSD regarding public and private trails proposed.

Tentative Map:

Clear Hold Please revise the following:

Sheet C-001:

1. Delineate the boundary of the parcel map precisely – not clear what is map boundaries, what is external map improvements areas, and what is neither.
2. Add: Entitlements Requested Summary listing all entitlements by No.
3. Add net area to Project Summary below gross area.
4. Fill in earthwork quantities and indicate excess cut as offsite transport and where to be transported.
5. Add Sheet divider line between Sheet C-115 and Sheet C-116.
6. Fix Sheet Index references: C-001, C-003, and C-004 have mixed up references.
7. General Notes corrections:
 - Note 4: Delete last sentence or add intended completion.
 - Note 18: Revise language to limit request to specifically named street section and design component of that section to be modified. Sample language: "STANDARD STREET COSS-SECTIONS AS SHOWN ON THE VESTING TENTATIVE PARCEL MAP ARE PROPOSED. HOWEVER, PERMISSION IS REQUESTED TO CONSTRUCT MODIFIED / ALTERNATE STREET CROSS-SECTION (CURB ADJACENT SIDEWALK) ON '___' STREET ONLY, AT THE DISCRETION OF THE SUBDIVIDER."
 - Note 23: If request is to waive street frontage for named lots, delete word "modification". Only lots 1, 12, 13, and 32 appear to need a request to waive street frontage. Lots 6, 9, 10, 24, 25, 29, and 33 appear to have street frontage therefore no need to request waiver. Lot 34 is a public road lot – delete from request.
8. Add Sheet No. Column to Table (between Planning Sub-area and Lot Numbers columns).
9. Correct PA 1 Total Acres
10. Building square feet totals and subtotals do not correlate with square feet provided on Exhibit "A" Sheet and application totals. Correct all to be consistent with proposed.
11. Add Summary Table of Land Uses (rows) showing number of lots and total square feet or acres (columns) for each named land use:
 - Industrial (building square feet)
 - Commercial Office/Business Park (building square feet)
 - Commercial Retail (building square feet)
 - Open Space and Parks and Recreation (acres)
12. Call out "Public Roads" lots as "Public Street" and do not include them as proposed lots.
13. Map PAs and phase maps should be kept in sequence. Change 18108-07 to 18108-06 throughout or make it 18108-06/07 if -06 was eliminated and 07 reference is needed for other planning purposes.
14. Label sub-PAs on key map with decimal numbers included.
15. Show Sheet C-117
16. Add note regarding existing active and abandoned oil wells depicted on various sheets to be evaluated for use or re-abandonment to new standards as evaluated by DOGGR.

Sheet C-002

17. Large Lot Parcel Map is missing from above the label "Large Lot Parcel Map". Provide Large Lot Map including entire subdivision.
18. On proposed Phase Map the VTPM boundary is not depicted to show whole VTPM subdivision boundary per legend format. All lots in proposed Parcel Map including Open Space should be clearly shown to depict the whole subdivision and external map improvements as applicable, with corresponding phases of development or dedication of open space. Boundaries of each phase should be clearly depicted.
19. Large Lot Parcel Map (missing) should show whole VTPM subdivision boundary and include Planning Areas for reference. See Note 14 above regarding numbering of PAs and phases.
20. Show boundary between VTPM 18108-01 and 18108-03 and between 18108-03 and 18108-02, and clarify boundaries on 18108-07 which is confused by mixed solid, dashed, and shaded lines and location of labeling that doesn't match what is proposed.

Sheet C-003 (cross-sections)

21. Bike/Equestrian Trail under Commerce Center Dr.: Add note on sheet requiring signage for riders to dismount with regard to 10' underpass height for equestrian trail clearance.
22. For all existing sections with proposed modifications and/or additions, show both existing and proposed section.
23. Clarify four (4) Old Road sections (other than the one marked "Existing...", whether they are existing or existing with proposed changes. If proposed changes included show both existing and proposed for each section referenced.
24. Commerce Center Drive Bridge: Correct 100' measurement which doesn't add up from segments depicted.
25. Clarify if Live Oak Road section is proposed modification from existing or not. Call out if public or private. If private, any new construction proposed would require 6' sidewalk per Westside Private Drive Manual. Call out sidewalk width on existing for reference.
26. "Franklin Parkway (E/O W'LY boundary of PA 4 to Commerce Center Drive), Livingston Street section": Delete reference to "where applicable" regarding sidewalk, or, request and depict where proposed to modify.
27. "Hancock Parkway Exist. Road Section": Call out sidewalk width for reference.
28. "Commercial Cul de Sac (60'/66'/84' R/W)": 66' minimum R/W per code. Delete 60'. Show separate section for each width.
29. SR126 East of Wolcott Way: Indicate if existing or proposed improvements, whether already constructed or already approved by Caltrans.
30. Depict existing and proposed if modification to Biscailuz Dr. Bridge Section is proposed. Otherwise mark as existing.
31. PAs associated with Hasley Creek sections are to be labeled consistent with the associated section (i.e. one PA calls out a 20' easement as a 16' easement).

Sheet C-101

32. Call out land use of subject lot.

Sheet C-102

33. Call out land use of subject lot to the south.

Sheet C-103

34. Call out land use of subject lot to the north.

Sheet C-105

35. Label lot number and land use for lot west of Lot 59 and PA-7.1.

Sheet C-106

36. Label lot number and land use for lot south of Lot 67 and industrial lots.

Sheet C-108 and C-110

37. Correct Franklin Parkway cul-de-sac which is depicted approximately ½ mile in length exceeding 500' maximum length per code (21.24.190) or provide detailed rationale for modification to satisfaction of DRP, Fire, and DPW.

Sheet C-109

38. Label Street shown.
39. Identify shaded water well in PA-2.2 as existing or proposed (legend shows existing as not shaded, shaded is not identified in legend)

Sheet C-110

40. Correct Equestrian trail note above Lot 23 by adding language: "10' Equestrian trail within 14' easement to join existing 16'-wide...."

Sheet C-112

41. Label street to the north.
42. Lot 41 on street to the north is not in Lot Table on Sheet C-001. Street is already labeled Lot 16 elsewhere. Correct discrepancy.
43. Shaded water well is called out as existing Ag. well to be converted to VWC. Identify shaded well as proposed in legend if that is the case.

Sheet C-113

44. Label lot number in Castaic Creek.
45. Provide correct table for subject lots (table provided is incorrect).

Sheet C-115

46. Provide correct table for PAs and lots shown.
47. Identify shaded water well to the south in the legend and indicate if proposed or existing.
48. Label lot west of Lot 47 and PA-5.1.

Sheet C-116

49. Provide correct table or no table as applicable for PAs and lots shown.
50. Label lot(s) for Castaic Creek.

Sheet C-117

51. Show this sheet on Sheet C-001 as alternative without Lots 1, 2, and 3.

Other Requirements:.

52. Label all lot numbers in bold and include lot oval in legend on each sheet.
53. Show subject lot lines in same level of boldness for all lots within VTPM on each Sheet (lots on C-107, 109, 112, etc. are less bold and not clear compared to other lot lines on other sheets).
54. Provide verification where applicable of all external map improvements access authorization prior to tentative map clearance.
55. Depict driveway entryway location off of streets for all lots proposed for development.
56. Delete extraneous remnant portions of other tables on various sheets.
57. Correct legend item for Proposed Flood Control/Pedestrian Access Road which is blank in the legend on all subject sheets.

58. Provide separate Open Space Exhibit with lot lines and named types of OS (single page at readable scale - 11X17 okay if readable) with Table as follows:
Undeveloped/ Natural
Developed (landscape, slope, drainage, etc.)
Park and Recreation
Total Acreage

Exhibit Map/Exhibit "A"

Clear Hold Please revise the following:

Global (all applicable sheets):

1. Label each building as industrial, commercial/office, commercial/retail, or other use as applicable.
2. Label open space lots "Open Space" with acres per lot rather than square feet.
3. Lot lines on all sheets should be distinct and of same level of distinctness/boldness on all sheets.
4. All buildings nearest front property line at street ROW to provide minimum of a 40-foot setback from property line and 65-foot setback from Commerce Center Drive (see Condition No. 34 of CUP 87360).
5. Sheets that continue same PAs on other sheets require labeling edge of sheet as: "To Sheet No. ____" for continued map. Most applicable sheets do not have this.
6. Label private drives on each sheet as "Private Drive and Fire lane".

Parking (Globally – all applicable sheets):

7. Lots requiring shared parking to meet lot-level parking requirements require filing of a Parking Permit and require shared parking agreements.
8. In addition to required shared parking agreements, reciprocal access covenant(s) for use of shared common driveways is required.
9. Surface parking lot areas require minimum 2% parking area coverage by landscaping evenly distributed and 10% lot coverage on Commercial lots. Proposed conceptual landscaping plan depicts only perimeter landscaping. Add evenly-distributed landscaping to interior of larger parking areas (Lots 2, 7-10, 12, 19, 33, 39, and 47).
10. Parking Tables for each planning area to include column for "parking required" next to parking provided column.
11. Parking ratio column to reference Code requirement for subject use. Additional included in parking provided.
12. Commercial Parking in Tables to be listed as either Commercial/Office (2.5/1000) or Commercial/Retail (4/1000)
13. Parking structures do not count as development square feet for zoning purposes. Delete square feet for such listing and totals in tables.
14. Loading areas to be depicted on sheets and included in a column in parking tables for all industrial and commercial planning areas per code (22.52.1084).
15. Clarify what numbers refer to in "Building Coverage" column.
16. Include Bicycle Parking per code (22.52.1225) in parking tables and add note on applicable sheets for each building with 15,000 sf or more area, "Long and short term bicycle parking and other bicycle facilities shall be provided according to requirements of County Code Section 22.52.1225", and depict locations of shower and locker facilities for each building over 75,000 sf in area.

Sheet C-001:

17. Clearly depict all subdivision lots and lot numbers on the key map and any applicable external map improvements, if any.
18. Show sheet boundaries and PAs by number similar to VTPM key map plus include decimals on subject sub-PAs rather than generalized depiction with oval numbering as shown.
19. Correct incorrectly labeled sheet reference 107 at the top of key map.
20. Include legend for subdivision boundary, lot lines, PA boundaries, and existing/proposed roads.
21. General Notes corrections:
Note 4: Delete last sentence or add language for what is intended .

Note 18: Revise language to limit request to specifically named street section and design component of that section to be modified. Sample language: "STANDARD STREET COSS-SECTIONS AS SHOWN ON THE VESTING TETNTATIVE PARCEL MAP ARE PROPOSED. HOWEVER, PERMISSION IS REQUESTED TO CONSTRUCT MODIFIED / ALTERNATE STREET CROSS-SECTION (CURB ADJACENT SIDEWALK) ON ' ___ ' STREET ONLY, AT THE DISCRETION OF THE SUBDIVIDER."

Note 23: If request is to waive street frontage for named lots, delete word "modification". Only lots 1, 12, 13, and 32 appear to need a request to waive street frontage. Lots 6, 9, 10, 24, 25, 29, and 33 appear to have street frontage therefore no need to request waiver. Lot 34 is a public road lot – delete from request.

22. Add Net Area to Project Summary.

23. Add Entitlements Requested Summary after Project Summary.

Sheet C-101:

24. Loading "B" at adjacent to Building B/1 appears to interfere with circulation. Revise location.

25. See Global and Parking (Global) above for applicable revisions.

26. Lot 3 appears to be labeled incorrectly as OS-Natural. Revise.

27. Call out minimum building separation for buildings C/1 and D/1 (confirmation will be required with DPW B & S re: Section 12.12.3 of Building Code), or, show as one building.

Sheet C-102:

28. Parking Structure square feet should be deleted from PA 2 parking/planning table.

Sheet C-103:

29. Clearly articulate lot lines between Lots 11, 13, and 17.

30. Label southerly O.S. Lot.

31. Buildings A/2.3, B/2.3, and C/2.3 require calling out locations of bicycle shower and locker facilities.

32. Clarify private drive connection with Public Street Lot 17.

Sheet C-104:

33. Correct building Q/3.3 and G/3.1 setbacks off of Franklin Parkway to minimum of 40 feet and building G/3.1 at Franklin and Commerce Center Drive to minimum 65 feet on Commerce Center Drive frontage.

34. Buildings A/3.1, B/3.1, and C/3.1, and D/3.1 require calling out locations of bicycle shower and locker facilities.

Sheet C-105

35. Correct building CC/3.3 setback to minimum of 40 feet.

36. Show lot no. for Lot 22.

Sheet C-106:

37. Show whole Lot No. 24 (SE corner cut off).

38. Fix and check parking count numbers (Bldg. C/3.3, others).

39. Correct label for Bldg. marked E/1 (E/3.3?).

40. Correct setbacks to minimum 40 feet on bldgs. E/3.3, D/3.3, and F/3.3 at Franklin Pkwy.

41. Correct Franklin Pkwy. 2500-3,000 foot long cul-de-sac (500-foot maximum per code) or provide detailed rationale for modification to satisfaction of DRP, Fire, and DPW.

Sheet C-107:

42. Correct setbacks to minimum 40 feet for bldgs. Q/3.3, P/3.3, M/3.3, J/3.3 at Franklin Pkwy.

Sheet C-108:

43. Correct setbacks to minimum 40 feet for bldg. CC/3.3 at ROW frontage.

Sheet C-109:

44. Correct parking ratio for Industrial to 2.0/1000 or call out warehouse at 1/1000 if applicable.
45. Buildings A/4-D/4 require calling out locations of bicycle shower and locker facilities.

Sheet C-110:

46. Correct setback to minimum 40 feet for bldg. A/5.1 at Franklin Pkwy frontage.
47. Provide retail required parking ratio even if provided parking greater.

Sheet 112:

48. Correct setback to minimum 40 feet for bldg. A/7.1 at Livingston Street.
49. Call out whether Livingston is public or private drive.
50. Show driveway and circulation for Lot 57 at Commerce Center Dr. and Lot 58 at Livingston similar to format on other sheets.
51. Correct setback to minimum 65 feet for bldg. A/7.2 at Commerce Center Drive.
52. Buildings A/7.1 requires calling out location of bicycle shower and locker facilities.

Sheet 113:

53. Call out Street name north of Bldg. B/2.1 and B/2.2.

Conceptual Landscaping Plan

1. See HDO comments and code references below.

Conditional Use Permit:

Clear Hold

1. Pending CUP Draft Conditions

Parking Permit:

Clear Hold

1. Parking Permit required for shared parking between lots or revise parking to be self-contained within lots.
2. Parking Permit Conditions require shared parking covenants between lots.
3. Revise parking and tables as indicated by Exhibit Map comments and include calling out of where shared parking is from and to.
4. Provide single comprehensive shared parking exhibit for lots sharing parking, for the Parking Permit.

Oak Tree Permit:

Clear Hold

1. Provide revised Oak Tree Report if changes to previous proposed.

Environmental Determination:

Clear Hold

1. Pending Determination

Healthy Design Ordinance ("HDO"):

Clear Hold

1. Provide worker outdoor amenity locations on the Exhibit "A" and provide sample layouts of worker outdoor amenity spaces in a planning design addendum (e.g. within Planning Notebook).
2. Provide whole site, one page pedestrian/equestrian/bicycle trail and route exhibit (11X17 okay)
3. Incorporate HDO updates to Title 21 and Title 22 requirements and related:
 - Sections 21.16.015. A,B (added bicycle and other provisions); 21.24.065 (standard cross-sections); and 21.40.040 No. 26 apply (added bicycle and other provisions).
 - Updates to Sections 21.32.160 (street trees), 170 (planting strips), 180 (sidewalks); 22.52.1060.E (parking landscaping): Incorporate additional applicable measures in the master conceptual landscaping plan along PROWs, private drives, pedestrian ways, worker common areas, graded & ungraded open spaces, parking areas according to these updated Code provisions.
 - Bicycle parking note on Maps should read: "Long and short term bicycle parking and other bicycle facilities shall be provided according to requirements of County Code Section 22.52.1225".

Administrative/Other:

Clear Hold

1. Update applications as applicable (CUP No., additional 2 APNs, modifications requested detail explanations in burden of proof, other as applicable from above comments).
2. Commit to either proposed or alternative or propose second VTPM map depicting alternative.
3. Provide updated latest to date conformance report for CUP 87360 including permitted and constructed square feet and grading cubic yards.
4. Provide Planning Notebook depicting typical floor plans and elevations for all proposed structures and optional layouts/facilities for worker outdoor amenity locations.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

A completed and signed Land Division application

A signed and dated cover letter describing all changes made to the map

Nine (9) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"

A digital (CD or Flash drive) copy of the map/exhibit in PDF format

Revision fee payment (for the 3rd revision and thereafter)

Any other additional materials requested by the case planner

NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.

Prepared by Mr. Kim Szalay

1/14/15