



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

June 23, 2011

Joel B. Miller
Psomas, Inc.
555 South Flower Street, Suite 4400
Los Angeles, CA 90071

Dear Mr. Miller:

**SUBJECT: PROJECT NO. PM062477 – (5)
MODIFICATION TO RECORDED PARCEL MAP NO. 062477
MODIFICATION REQUEST LETTER DATE: March 10, 2011**

A public hearing on Modification to Recorded Parcel Map No. 062477 ("Modification") was held before the Los Angeles County Hearing Officer ("Hearing Officer"), Mr. Mitch Glaser, on June 21, 2011.

After considering the evidence presented, the Hearing Officer in his action on June 21, 2011, approved the Modification in accordance with the Subdivision Map Act and Title 21 (Subdivision Ordinance) of the Los Angeles County Code ("County Code"), and the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The action on the Modification authorizes the amendment of Los Angeles County Department of Public Works Road Condition No. 8 to waive requirement to construct a sidewalk along the south side of Hasley Canyon Road.

The decision of the Hearing Officer regarding the Modification shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Los Angeles County Regional Planning Commission ("Commission") within the following time period:

- In accordance with the requirements of the County Code, the Modification may be appealed within 10 days following the decision of the Hearing Officer. **The appeal period for this project will end at 5:00 p.m. on July 5, 2011.**

The applicant or any other interested person may appeal the decision of the Hearing

**PROJECT NO. PM062477
MODIFICATION TO RECORDED TRACT MAP NO. 062477
Approval Letter**

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Officer regarding the Modification to the Commission. **If you wish to appeal the decision of the Hearing Officer to the Commission, you must do so in writing and pay the appropriate fee.** The appeal form is available on the Department of Regional Planning website. The fee for appeal process is \$5,626.00 for the applicant and \$698.00 for non-applicant(s). If the applicant files an appeal for no more than a total of two conditions on the approved Modification, the appellant shall pay a processing fee in the amount of \$698.00.

To initiate the appeal, submit your appeal letter and a check made payable to the "County of Los Angeles" to Commission Services, Room 1350, 320 West Temple Street, Los Angeles, California, 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

If you have any questions regarding this matter, please contact Mr. Donald Kress of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Allegreina C. Baldwin

FOR

Nooshin Paidar, AICP, Supervising Regional Planner
Land Divisions Section

NP:dck

c: Subdivision Committee

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM062477- (5)
MODIFICATION TO RECORDED PARCEL MAP NO. 62477**

1. A Hearing Officer of the County of Los Angeles, Mr. Mitch Glaser, conducted a duly noticed public hearing in the matter of Modification to Recorded Parcel Map No. 062477, ("PM 062477") on June 21, 2011.
2. Modification to Recorded PM 062477 proposes to amend Los Angeles County Department of Public Works ("Public Works") Road Condition No. 8 to waive the requirement to construct a sidewalk along the south side of Hasley Canyon Road. Public Works has provided revised Road conditions indicating that agency has no objection to the proposed sidewalk waiver.
3. PM 062477 was approved by the Los Angeles County Hearing Officer for one industrial condominium lot with nine industrial condominium units in three buildings on 8.06 acres on January 23, 2007. PM 062477 is a re-subdivision of recorded Parcel Map No. 20685.
4. The subject site is located along Hasley Canyon Road northwest of Commerce Center Drive, within the Castaic Area Community Standards District ("CSD"), Newhall Zoned District, and unincorporated community of Santa Clarita Valley.
5. The generally rectangular property is approximately 8.06 gross acres in size with terrain sloping toward the east.
6. Access is provided by Hasley Canyon Road, 100-foot wide dedicated public street and Industry Drive, a 84-foot wide dedicated public street.
7. The project site is currently zoned M-1.5-DP (Restricted Heavy Manufacturing—Development Program).
8. Surrounding zoning includes RPD-5,000-2.8U (Residential Planned Development—2.8 Dwelling Units Per Acre Maximum Density) and A-2-2 (Heavy Agricultural—Two Acre Minimum Required Lot Area) and to the north; and M-1.5-DP and A-2 to the east and M-1.5-DP west and south.
9. The subject property consists of one industrial condominium lot with nine industrial condominium units in three buildings. Surrounding uses include single-family residences to the north and industrial to the east, south and west.
10. The project is located within the Castaic Creek Area of the Castaic Area CSD. The existing trail is consistent with the trail requirements of the CSD stated in County Code Section 22.44.137 (D)(3). The development standards of the CSD do not require a sidewalk along the south side of Hasley Canyon Road.
11. The property is depicted in the M (Manufacturing) and W (Watershed) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles County General Plan.

PROJECT NO. PM062477- (5)
MODIFICATION TO RECORDED PARCEL MAP NO. 62477
Draft Findings

12. The proposed modification does not alter the project design shown on the recorded map. No modified map was submitted.
13. The modification to a recorded map was filed pursuant to Section 21.52.030 of the Los Angeles County Code ("County Code") which allows modifications where there are physical problems associated with the development of the site, or where technical problems occur after recordation. A public hearing is required for any proposed modifications, but the hearing and action by the decision-making body is limited to only those modifications and may not address other aspects of the project.
14. During the June 21, 2011 Hearing Officer public hearing, the Hearing Officer heard a presentation from the case planner which summarized the project.
15. During the June 21, 2011, Hearing Officer public hearing, the applicant stated that he agreed with staff's recommendation for approval of the project and that he was available to answer questions.
16. After hearing the presentation by staff and the statements by the applicant, the Hearing Officer closed the public hearing and approved the amendment to Public Works Road Condition No. 8 of recorded PM 062477 to allow waiver of the requirement to construct a sidewalk on the south side of Hasley Canyon Road.
17. The proposed modification does not impose any additional burdens on the present fee owner of the property. Waiver of the requirement to construct a sidewalk along the south side of Hasley Canyon Road will not require the fee owners of the subject property to take any action or make any monetary payments.
18. The proposed modification would not alter any right, title or interest in the real property. Waiver of the requirement to construct a sidewalk along the south side of Hasley Canyon Road will not alter any right, title, or interest in real property. The sidewalk to be waived is in a dedicated public right of way. Waiver of the sidewalk will not affect the size of the right of way.
19. The proposed modification results from technical difficulties which are not under the control of the developer and which make it impossible to comply with certain conditions. The trail along the south side of Hasley Canyon Road, required by the Los Angeles County Department of Parks and Recreation conditions of Parcel Map Nos. ("PM's") 20685, 062336, and 062477, was constructed as required. The sidewalk along the south side of Hasley Canyon Road, required by the Public Works Road conditions of PM's 18229, 20685, 062336, and 062477, was not constructed at the time Hasley Canyon Road was improved. The current configuration along the south side of Hasley Canyon Road, which includes the trail and a landscaped berm and split-rail fence separating the trail from Hasley Canyon Road, makes it impossible to comply with the condition requiring construction of the sidewalk along the south side of Hasley Canyon Road.
20. The proposed modification does not result in an increased number of dwelling units or a

PROJECT NO. PM062477- (5)
MODIFICATION TO RECORDED PARCEL MAP NO. 62477
Draft Findings

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greater density than the recorded map. There are no dwelling units on the subject industrial properties

21. The proposed map and the design and improvements of the proposed subdivision are consistent with the Area Plan. Waiver of the requirement to construct a sidewalk along the south side of Hasley Canyon Road does not conflict with policies of the Area Plan.
22. The site is physically suitable for the type and proposed density of the development. No change in project type or density is proposed as part of the modification.
23. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public assessments. The design of the subdivision is unchanged by the proposed modification.
24. The project received a Class 5 Categorical Exemption—Minor Alterations in Land Use Limitations. Staff has determined that amendment of conditions related to the provision of sidewalks on the south side of Hasley Canyon Road satisfies the criteria of this Categorical Exemption, as the amendment of conditions does not result in any changes to land use or density and is in an area of less than 20 percent average slope.
25. The subdivider shall comply with all other conditions of approval of the original grants which remain in effect and unchanged.
26. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE HEARING OFFICER approves Modification to Recorded Parcel Map No. 062477. The following condition is modified:

1. Public Works Road Condition No. 8 is modified to allow waiver of the requirement to construct a sidewalk along the south side of Hasley Canyon Road along the property frontage

DEPARTMENT OF REGIONAL PLANNING

PROJECT NO. PM062477

MODIFICATION REQUEST LETTER DATE: 3-10-11

MODIFICATION TO RECORDED PARCEL MAP NO. 062477

CONDITIONS:

1. Modification to Recorded Parcel Map No. 062477 ("PM 062477") proposes to amend Los Angeles County Department of Public Works ("Public Works") Road Condition No. 8 in order to waive the requirement to construct a sidewalk along the south side of Hasley Canyon Road.
2. Conform to the requirements of Title 21 of the Los Angeles County Code (Subdivision Ordinance) and the requirements of the M-1.5-DP (Restricted Heavy Manufacturing—Development Program) zone. Also, conform to the applicable requirements of the Castaic Area Community Standards District.
3. Public Works Road Condition No. 8 is amended to waive the requirement to construct a sidewalk along the south side of Hasley Canyon Road.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this approval, which is brought within the applicable time period of Government Code Section 64499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action, or proceeding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.
5. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

DEPARTMENT OF REGIONAL PLANNING

PROJECT NO. PM062477

MODIFICATION REQUEST LETTER DATE: 3-10-2011

MODIFICATION TO RECORDED PARCEL MAP NO. 062477

Draft Conditions

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6. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Fire, Los Angeles County Department of Parks and Recreation, and the Los Angeles County Department of Public Health, in addition to Regional Planning.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

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PARCEL MAP NO. 62477 (Mod. to Rec'd Map) APPLICATION DATED 03-15-2011

We have no objection to the request to amend road conditions related to provision of sidewalks on the south side of Hasley Canyon Road. Comply with the attached one-page Road conditions to the satisfaction of Public Works.

^{HCW}
Prepared by Henry Wong
pm62477L-Modification to Recorded Map(03-15-11).doc

Phone (626) 458-4910

Date 04-05-2011

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD

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PARCEL MAP NO. 62477 (Mod. to Recorded Map) APPLICATION DATE 03-15-2011

The following revised conditions are recommended for inclusion in the tentative approval:

1. We have no objection with the proposed sidewalk waiver along the south side of Hasley Canyon Road along the property frontage.
2. The landscaped parkway and irrigation with the exception of the street trees along the south side of Hasley Canyon Road are to be privately maintained.
3. Conform with all previously approved and amended road conditions to the satisfaction of Public Works.

 Prepared by Patricia Constanza
Pm62477r_Modification to Recorded Map 3-24-2011.doc

Phone (626) 458-4921

Date 03-24-2011



COUNTY OF LOS ANGELES

RP - Josh

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 62477 Map Date: Modification to Recorded Map

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 or City approved street signs and building access numbers 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 Fire Department has no comments regarding the request to amend the recorded map condition for sidewalks on the south side of Hasley Canyon Road.

By Inspector: Juan C. Padilla Date April 13, 2011

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 62477 Map Date: Modification to Recorded Map

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 ___ gallons per minute at 20 psi for a duration of ___ hours, over and above maximum daily domestic demand. ___ 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 ___ public fire hydrant(s). Verify / Upgrade existing ___ public fire hydrant(s).
Install ___ private on-site fire hydrant(s).
All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
Location: As per map on file with the office.
Other location: ___
All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
Hydrants and fire flows are adequate to meet current Fire Department requirements.
Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The Fire Department has no comments regarding the request to amend the recorded map condition for sidewalks on the south side of Hasley Canyon Road.

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 April 13, 2011

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 #	62477	DRP Map Date:	03/15/2011	SCM Date:	04/14/2011	Report Date:	03/28/2011
Park Planning Area #	35C		SAUGUS			Map Type:	N/A

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:

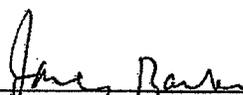
No trails.

Comments:

Industrial subdivision. Modification to recorded map PM 62477 to amend conditions related to provision of sidewalks on the south side of Hasley Canyon Road.

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

Supv D 5lh
March 28, 2011 09:02:13
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	62477	DRP Map Date:	03/15/2011	SMC Date:	04/14/2011	Report Date:	03/28/2011
Park Planning Area #	35C SAUGUS					Map Type:	N/A

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

(P)people x (0.003) Ratio x (U)units = (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

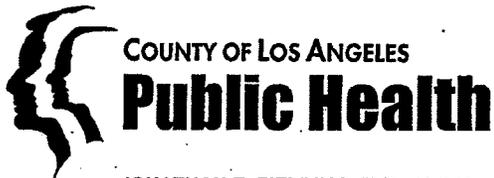
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.34	0.0030	0	0.00
M.F. < 5 Units	2.77	0.0030	0	0.00
M.F. >= 5 Units	1.70	0.0030	0	0.00
Mobile Units	1.85	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = **35C SAUGUS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$190,728	\$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	\$190,728	\$0



COUNTY OF LOS ANGELES

Public Health

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

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, CA 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Parcel Map No. 062477

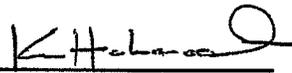
Vicinity: Newhall

Memo Date: March 15, 2011 (Modification of Recorded Map)

The Los Angeles County Department of Public Health – Environmental Health Division has no objection to the requested modifications to recorded Parcel Map 062477. The following conditions still apply and remain in effect:

1. Public water shall be supplied by the Newhall County Water District.
2. Sewage disposal shall be provided by public sewer.

Prepared by


Ken Habaradas

Phone: (626) 430-5382

Date: April 13, 2011