



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6433

**PROJECT NOS: 86-484, 01-096, PM062336,
 PM062477
 MODIFICATION TO RECORDED PARCEL MAP
 NOS.: 18229, 20685, 20685-01, 062336, 062477**

HO MEETING DATE June 21, 2011	CONTINUE TO
AGENDA ITEM 8	
PUBLIC HEARING DATE June 21, 2011	

APPLICANT Newhall Land	OWNER Newhall Land	REPRESENTATIVE Psomas, Inc./Joel Miller
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REQUEST
Modification to Recorded Map: To amend Los Angeles County Department of Public Works ("Public Works") Road Conditions to allow a waiver of the requirement to construct a sidewalk along the south side of Hasley Canyon Road, for recorded Parcel Map ("PM") Nos. 18229, 20685, 20685-01, 062336, and 062477. Specific Road Conditions are No. 13, for PM's 020685 and 20685-01; No. 9(a), for PM 062336; No. 8, for PM 062477, and Road Conditions (not individually numbered) for PM 18226. No change in density or lot design is proposed.

LOCATION/ADDRESS Along the south side of Hasley Canyon Road northwest of Commerce Center Drive.	ZONED DISTRICT Newhall
ACCESS Hasley Canyon Road	COMMUNITY Santa Clarita Valley
SIZE 188.2 gross acres total	EXISTING ZONING A-2-2 (Heavy Agricultural—Two Acre Minimum Require Lot Area); M-1.5-DP (Restricted Heavy Manufacturing—Development Program); MPD (Manufacturing—Industrial Planned)
EXISTING LAND USE Industrial	SHAPE Irregular
	TOPOGRAPHY Sloping toward the east.

SURROUNDING LAND USES & ZONING	
North: Single-Family Residence/RPD-5,000-2.8U (Residential Planned Development—2.8 Dwelling Units Per Acre Maximum Density)	East: Commercial; Single-Family Residence; Light Industrial/C-3-DP (Unlimited Commercial—Development Program); R-1-5,000 (Single-Family Residence—5,000 Square Feet Minimum Required Lot Area), M-1.5-DP
South: Light Industrial/M-1.5-DP	West: Single-Family Residence/A-2-2

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	M (Manufacturing), W (Watershed), O (Open Space)	Not applicable	Yes

ENVIRONMENTAL STATUS
 Class 5 Categorical Exemption—Minor Changes in Land Use Limitations.

DESCRIPTION

- The applicant's request letters for modifications, dated January 19, 2011 and March 10, 2011, request Modification to Recorded PM's 18229, 20685, 20685-01, 062477, and 062336 to amend Public Works Road Conditions, as noted above, which require sidewalks to be constructed along the south side of Hasley Canyon Road, be waived as an existing trail along that frontage provides adequate pedestrian access. and the trail with its associated fence and berm do not permit construction of the sidewalk
- The project is located within the Castaic Area Community Standards District.

KEY ISSUES
 Application is filed pursuant to Los Angeles County Code 21.52.030. The public hearing is limited only to the modification requested, and the Hearing Officer may act only on the requested modification and not on the overall project.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

APPROVAL

DENIAL

No improvements ___ 20 Acre Lots ___ 10 Acre Lots ___ 2½ Acre Lots ___ Sect 191.2

Street improvements ___ Curbs and Gutters ___ Street Lights

___ Street Trees ___ Inverted Shoulder ___ Sidewalks ___ Off Site Paving ___ft.

Water Mains and Hydrants

Drainage Facilities

Sewer

Septic Tanks

Other: Waiver of sidewalk requirement along south side of Hasley Canyon Road

Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

**PROJECT NOS. 86-484, 01-096, PM062336, PM062477
 MODIFICATION TO RECORDED PARCEL MAP NOS. 18229, 20685, 20685-01, 062336,
 and 062477
 STAFF ANALYSIS
 JUNE 21, 2011 HEARING OFFICER PUBLIC HEARING**

PROJECT OVERVIEW

The applicant, Newhall Land, requests Modifications to Recorded Parcel Map Nos. 18229, 20685, 20685-01, 062336, and 062477 ("PM's 18229, 20685, 20685-01, 062336, and 062477") to amend Los Angeles County Department of Public Works ("Public Works") Road Conditions that require sidewalks to be constructed on both the north and south sides of Hasley Canyon Road. The modification request letters, dated January 19, 2011 and March 10, 2011, request that the requirement for construction of sidewalk along the south side Hasley Canyon Road be waived, as an existing trail along that frontage provides adequate pedestrian access, and the trail with its associated fence and berm do not permit construction of the sidewalk. Specific Road Conditions to be amended are No. 13, for PM's 020685 and 20685-01; No. 9(a), for PM 062336; No. 8, for PM 062477; and Road Conditions (not individually numbered) for PM 18226.

Parcel Map Nos. 18229, 20685, 20685-01, 062336, and 062477 are located along Hasley Canyon Road northwest of Commerce Center Drive, within the Castaic Area Community Standards District ("CSD") and Newhall Zoned District of Los Angeles County, and comprise 39 industrial lots on approximately 188.2 acres, as indicated in the chart below:

MAP NUMBER	GROSS ACRES	NUMBER OF LOTS/ UNITS	NOTES
PM 18229	49.8	21	-----
PM 20685-01	121.27	16	First recorded phase of PM 20685
PM 20685	None remaining. Re-subdivided to become PM 062477	None remaining. Re-subdivided to become PM 062477	Last recorded phase of PM 20685
PM 062336	9.07	One industrial condominium lot /10 condominium units in three buildings	Subdivision of Lots 14, 15, and 16 of recorded PM 20685-01
PM 062477	8.06	One industrial condominium lot/nine condominium units in three buildings.	Re-subdivision of recorded PM 20685

The original projects were approved and recorded as indicated in the chart below.

MAP NUMBER	TENTATIVE MAP APPROVAL DATE	FINAL MAP RECORDATION DATE
PM 18229	January 23, 1990 (Amendment)	July 2, 1990
PM 20685-01	August 19, 2003	October 28, 2004 (first recorded phase of PM 20685)
PM 20685	August 19, 2003	October 31, 2009 (last recorded phase of PM 20685)
PM 062336	April 4, 2006	July 13, 2006
PM 062477	January 23, 2007	September 12, 2007

Staff Report

A modification to a recorded map is permitted under Section 21.52.030 of the Los Angeles County Code ("County Code") (Subdivision Ordinance) and provisions of the State Subdivision Map Act ("Map Act") (Government Code Section 66410-66499.58). A public hearing is required for any proposed change or modification, but must be limited to the proposed modification.

DESCRIPTION OF PROJECT PROPERTY

Location: The project site is located along Hasley Canyon Road northwest of Commerce Center Drive within the Newhall Zoned District of Los Angeles County, unincorporated community of Santa Clarita Valley Area, and Fifth Supervisorial District.

Physical Features: The subject properties together include an area of approximately 188.3 acres in size, irregular in shape, and developed with 39 industrial lots. The area overall slopes toward the east.

Access: Hasley Canyon Road, a 100-foot wide dedicated public street; Commerce Center Drive, a 100-foot wide dedicated public street, and Industry Drive, a 84-foot wide dedicated public street.

Services: Domestic water is provided by the Valencia Water Company (PM 20685-01) and Newhall County Water District (all others); domestic sewer is provided by the Los Angeles County Sanitation District.

ENTITLEMENT REQUESTED

Modification to Recorded Map: The applicant requests approval of the modification to recorded PM's 18229, 20685, 20685-01, 062477, and 062336 in order to waive the Public Works Road Conditions requirement for construction of a sidewalk along the south side of Hasley Canyon Road.

EXISTING ZONING

Subject Property: The subject property is zoned A-2-2 (Heavy Agricultural—Two Acre Minimum Require Lot Area); M-1.5-DP (Restricted Heavy Manufacturing—Development Program); MPD (Manufacturing—Industrial Planned).

Surrounding Properties:

North: RPD-5,000-2.8U (Residential Planned Development—2.8 Dwelling Units Per Acre Maximum Density)
East: C-3-DP (Unlimited Commercial—Development Program); R-1-5,000 (Single-Family Residence—5,000 Square Feet Minimum Required Lot Area), M-1.5-DP
South: M-1.5-DP
West: A-2-2

EXISTING LAND USES

Subject Properties: The subject properties together consist of 39 industrial lots. The lots are either developed with industrial buildings or vacant.

Surrounding Properties:

North: Single-family residence
East: Commercial; Single-family residence
South: Light industrial
West: Single family residence

PREVIOUS CASE/ZONING HISTORY

The existing A-2-2 zoning on the subject property became effective on April 3, 1959, following the adoption of Ordinance Number 7486.

The existing M-1.5-DP zoning on the subject property became effective on October 17, 1991 following the adoption of Ordinance Number 910122 Z.

The existing MPD zoning on the subject property became effective on April 2, 1989, following the adoption of Ordinance Number 890024 Z.

PROJECT DESCRIPTION

A modification to recorded PM's 18229, 20685, 20685-01, 062477, and 062336 has been filed under Section 21.52.030 of the County Code and provisions of the Map Act. A public hearing is required for the proposed modification, but the hearing and action of the decision-making body are limited to only the modification and may not address other aspects of the project.

The applicant requests a modification to recorded PM's 18229, 20685, 20685-01, 062477, and 062336 to amend the Public Works Road Conditions requirement for construction of a sidewalk along the south side of Hasley Canyon Road, as an existing trail along that frontage provides adequate pedestrian access, and as the trail, with its associated fence and berm, do not permit construction of the sidewalk. Specific Road Conditions to be amended are No. 13, for PM's 020685 and 20685-01; No. 9(a), for PM 062336; No. 8, for PM 062477, and Road Conditions (not individually numbered) for PM 18226. No change in density or lot design is proposed.

The project does not propose a change in density or lot layout. The proposed modification does not alter the project design shown on the recorded maps. No modified maps were submitted. The revised Public Works Road conditions are attached.

SANTA CLARITA VALLEY AREA PLAN CONSISTENCY

The subject property is depicted within the M (Manufacturing), W (Watershed) and O (Open Space) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles County General Plan. The Area Plan contains policies that support its goals for orderly development of the Santa Clarita Valley. The proposed modifications to recorded maps do not appear to be in conflict with any of the goals and policies of the Area Plan.

CASTAIC AREA COMMUNITY STANDARDS DISTRICT CONSISTENCY

The project is located within the Castaic Creek Area of the Castaic 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.

MODIFICATION TO A RECORDED MAP

Section 66472.1 of the Map Act and Section 21.52.030 of the County Code allow for modifications to a recorded map. Pursuant to Section 21.52.030(F) of the County Code, a public hearing is required for any proposed modifications, but the hearing and action of the decision-making body must be limited to only those modifications and may not address other aspects of the project.

The applicant must substantiate the following facts:

- A. That there are changes in circumstances which make any or all of the conditions or the design of such a map no longer appropriate or necessary; and
- B. That the proposed modifications do not impose any additional burdens on the present fee owner of the property; and
- C. That such modifications would not alter any right, title or interest in real property; and
- D. That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions; and
- E. That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map; and
- F. That the proposed map and the design and improvements of the proposed subdivision are consistent with applicable general and specific plans; and
- G. That the site is physically suitable for the type and proposed density of the development; and
- H. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public easements.

The applicant's responses are attached.

ENVIRONMENTAL DOCUMENTATION

This project has received a Class 5 Categorical Exemption pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

Staff Report

Class 5 Categorical Exemptions can be applied to minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in changes to land use or density, including reversions to acreage in accordance with the Subdivision Map Act.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Subdivision Committee reviewed the request on February 24, 2011 (for PM 18229) and April 14, 2011 (for PM's 20685, 20685-01, 062336, and 062477). The Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Since the proposed modification does not alter the project design, no modified map was submitted. Public Works recommends that the Road Conditions be modified. The revised Public Works Road conditions are attached., as are conditions from the other four departments of the Subdivision Committee.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On May 18, 2011, approximately 300 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was published in La Opinion on May 20, 2011 and The Signal on May 21, 2011. Project materials, including draft factual, staff report and findings, were received at the Newhall Library, 22704 West Ninth Street, Newhall, California, on May 20, 2011. Public hearing notices were posted on the subject property fronting Hasley Canyon Road, Industry Drive, and Commerce Center Drive on May 20, 2011. Public hearing materials were also posted on the Department of Regional Planning's website.

CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING

No correspondence has been received at this time.

STAFF EVALUATION

Sidewalks were required on both sides of Hasley Canyon Road by the Public Works Road conditions of PM 18229 and PM 20685. The Public Works Road conditions of PM's 062336 and 062477 refer to the road improvement requirements of PM 20685, as PM's 062336 and 062477 are subdivisions of portions of PM 20685. A sidewalk was constructed along the north side of Hasley Canyon Road at the time that the road was improved, but not along the south side.

A trail along the south side of Hasley Canyon Road, outside of the public right of way, was required by the Los Angeles County Department of Parks and Recreation ("Parks and Rec") conditions of PM's 20685, 062336, and 062477. The trail was constructed as required.

STAFF RECOMMENDATION

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

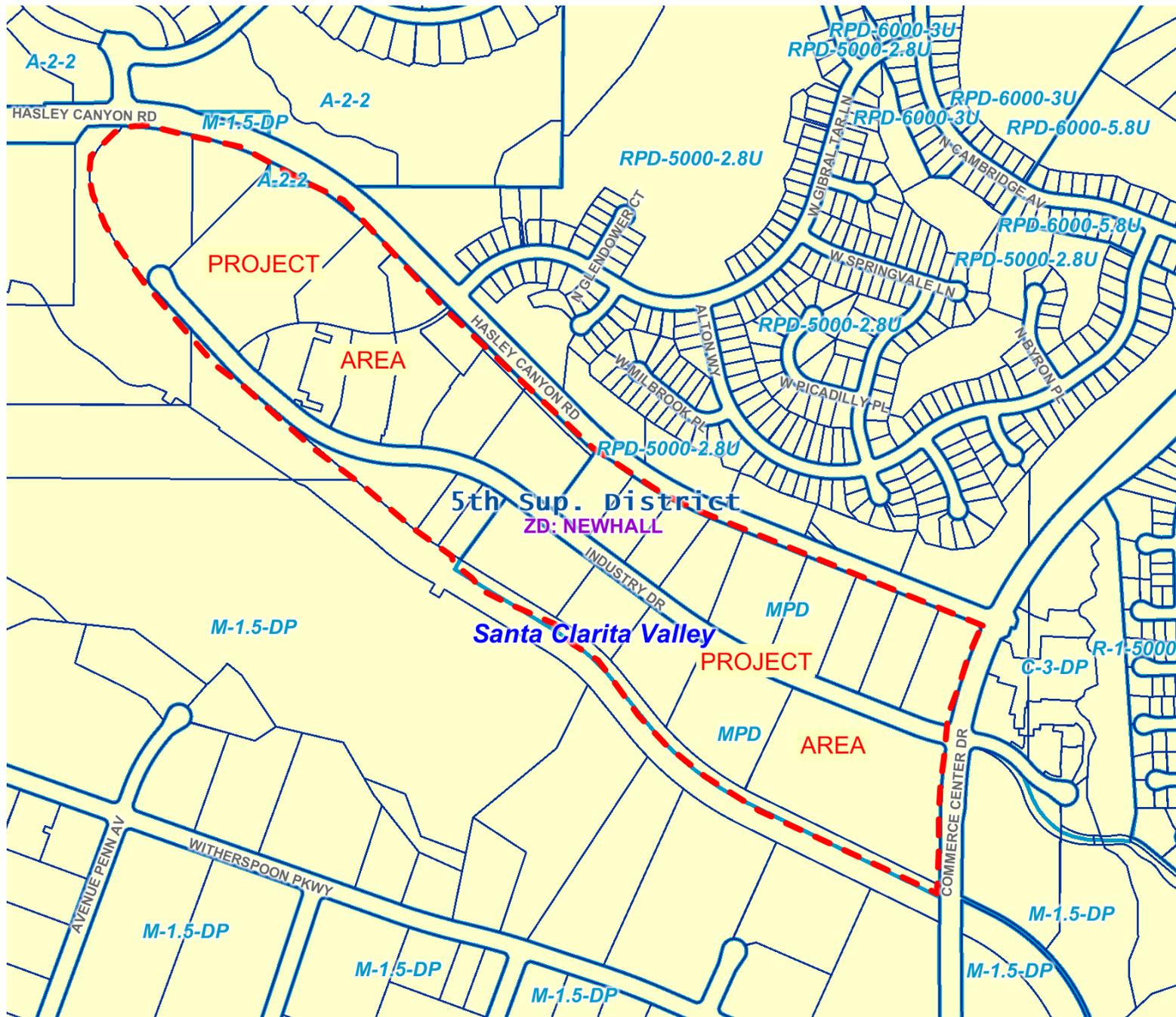
Staff Report

Staff recommends that the Hearing Officer close the public hearing and approve Modification to Recorded Parcel Map Nos. 18229, 20685, 20685-01, 062477, and 062336, amending Public Works Road Conditions that require a sidewalk to be constructed along the south side of Hasley Canyon Road, subject to the attached recommended conditions of Public Works.

Attachments:

Factual
GIS-NET map
Aerial photograph
Draft conditions
Draft findings
Applicant's request for modification letter
Applicant's burden of proof responses
Site photographs

NP:dck
6/09/2011



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway
- Master Plan of Highways
 - Expressway - (e)
 - Expressway - (p)
 - Ltd. Secondary Highway - (e)
 - Ltd. Secondary Highway - (p)
 - Parkway - (e)
 - Parkway - (p)
 - Major Highway - (e)
 - Major Highway - (p)
 - Secondary Highway - (e)
 - Secondary Highway - (p)
 - (e)-Existing (p)-Proposed
- Railroad or Rapid Transit
 - Railroad
 - Rapid Transit
 - Underground Rapid Transit
- Significant Ridgelines
 - Castaic CSD Primary
 - Castaic CSD Secondary
 - SMMNA Significant
- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EOD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisory District Boundary

- Zoning (Boundary)
- Zoning
 - Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-H
 - Zone C-M
 - Zone CPD
 - Zone C-R
 - Zone D-2
 - Zone I-1
 - Zone M-1
 - Zone M-1.5
 - Zone M-2
 - Zone M-3
 - Zone MPD
 - Zone MXD
 - Zone O-S
 - Zone P-R
 - Zone R-1
 - Zone R-2
 - Zone R-3 (JU)
 - Zone R-4 (JU)
 - Zone R-A
 - Zone RPD
 - Zone R-R
 - Zone SR-D
 - Zone SR-E
 - Zone W

- Landuse Policy (Not in Comm / Area Plan)
 - 1 - Low Density Residential (1 to 6 du/ac)
 - 2 - Low/Medium Density Residential (6 to 12 du/ac)
 - 3 - Medium Density Residential (12 to 22 du/ac)
 - 4 - High Density Residential (22 or more du/ac)
 - C - Major Commercial
 - I - Major Industrial
 - O - Open Space
 - P - Public and Semi-Public Facilities
 - RC - Rural Communities
 - R - Non-Urban
 - TC - Transportation Corridor

- Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Ranger Station
 - Sheriff Station

- Inland Waterbody
 - Perennial
 - Intermittent
 - Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.





Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway
- Master Plan of Highways
 - Expressway - (e)
 - Expressway - (p)
 - Ltd. Secondary Highway - (e)
 - Ltd. Secondary Highway - (p)
 - Parway - (e)
 - Parway - (p)
 - Major Highway - (e)
 - Major Highway - (p)
 - Secondary Highway - (e)
 - Secondary Highway - (p)
 - (e)-Existing (p)-Proposed
- Railroad or Rapid Transit
 - Railroad
 - Rapid Transit
 - Underground Rapid Transit
- Significant Ridgetlines
 - Castaic CSD Primary
 - Castaic CSD Secondary
 - SMNA Significant
- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
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- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
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- Setback District
- Zoned District (ZD)
- Supervisor District Boundary
- Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Ranger Station
 - Sheriff Station
- Zoning (Boundary)
- Zoning
 - Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-H
 - Zone C-M
 - Zone CPD
 - Zone C-R
 - Zone D-2
 - Zone D-3
 - Zone I-1
 - Zone M-1
 - Zone M-1.5
 - Zone M-2
 - Zone M-3
 - Zone MPD
 - Zone MKD
 - Zone O-S
 - Zone O-S
 - Zone P-R
 - Zone R-1
 - Zone R-2
 - Zone R-3 (JU)
 - Zone R-4 (JU)
 - Zone R-A
 - Zone RPD
 - Zone R-R
 - Zone SR-A
 - Zone SR-D
 - Zone W
- Landuse Policy (Not in Comm / Area Plan)
 - 1 - Low Density Residential (1 to 6 du/ac)
 - 2 - Low/Medium Density Residential (6 to 12 du/ac)
 - 3 - Medium Density Residential (12 to 22 du/ac)
 - 4 - High Density Residential (22 or more du/ac)
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**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 86-484
MODIFICATION TO RECORDED PARCEL MAP NO. 18229**

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. 18229 ("PM 18229") on June 21, 2011.
2. Modification to Recorded PM 18229 proposes to amend Los Angeles County Department of Public Works ("Public Works") Road Conditions (these conditions are not numbered) 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 18229 was approved by the Los Angeles County Hearing Officer for 21 industrial lots on 49.8 acres on January 23, 1990.
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 49.8 gross acres in size with level topography.
6. Access to the property is provided by Hasley Canyon Road, a 100-foot wide dedicated public street; Commerce Center Drive, a 100-foot wide dedicated public street; and Industry Drive, a 84-foot wide dedicated public street.
7. The project site is zoned MPD (Manufacturing—Industrial Planned).
8. Surrounding zoning is RPD-5,000-2.8U (Residential Planned Development—2.8 Dwelling Units Per Acre Maximum Density) to the north; C-3-DP (Unlimited Commercial—Development Program); R-1-5,000 (Single-Family Residence—5,000 Square Feet Minimum Required Lot Area), and M-1.5-DP (Restricted Heavy Manufacturing—Development Program); MPD (Manufacturing—Industrial Planned) to the east; and M-1.5-DP to the west and south.
9. The subject property consists of 21 existing industrial lots. Surrounding uses include single-family residences to the north; commercial and single-family residences to the east; and industrial to the 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.

PROJECT NO. 86-484
MODIFICATION TO RECORDED PARCEL MAP NO.18229
Draft Findings

11. The property is depicted in the M (Manufacturing), W (Watershed) and O (Open Space) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles County General Plan.
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. **SUMMARY OF EVENTS AT THE PUBLIC HEARING**
15. 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.
16. 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.
17. 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.
18. The proposed modification does not result in an increased number of dwelling units or a greater density than the recorded map. There are no dwelling units on the subject industrial properties
19. 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.

PROJECT NO. 86-484
MODIFICATION TO RECORDED PARCEL MAP NO.18229
Draft Findings

20. 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.
21. 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.
22. 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.
23. The subdivider shall comply with all other conditions of approval of the original grants which remain in effect and unchanged.
24. 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. 18229. The following road condition is modified:

1. Public Works Road Conditions are 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. 86-484

MODIFICATION REQUEST LETTER DATE: 1-19-11

MODIFICATION TO RECORDED PARCEL MAP NO. 18229

DRAFT CONDITIONS:

1. Modification to Recorded Parcel Map No. 18229 proposes to amend Los Angeles County Department of Public Works ("Public Works") Road Conditions (these conditions are not numbered) in order to waive requirement to construct a the 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 MPD (Industrial Planned) zone. Also, conform to the applicable requirements of the Castaic Area Community Standards District.
3. Public Works Road Conditions are amended to waive the requirement to construct a sidewalk along the south side of Hasley Canyon Road along the property frontage.
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.

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

Page 1/1

PARCEL MAP NO. 18229 (Mod. to Rec'd Map) APPLICATION DATED 01-25-2011

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.

Prepared by ^{HW} Henry Wong

Phone (626) 458-4910

Date Rev. 02-24-2011

Pm18229L-Modification to Recorded Map(01-25-11).doc

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 from Commerce Center Drive to the westerly property boundary. The south side of Hasley Canyon Road is fronted by industrial developments which are not expected to generate pedestrian traffic. Adequate sidewalk facilities are provided on the north side of the road where the residential developments are located.
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
Pm18229r_Modification to Recorded Map 01-25-2011.doc

Phone (626) 458-4921

Date 02-24-2011



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - Josh

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 18229 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 February 22, 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 18229 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 JW Date February 22, 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 #	18229	DRP Map Date:	01/25/2011	SCM Date:	02/24/2011	Report Date:	02/14/2011
Park Planning Area #	35B		CASTAIC/VAL VERDE			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:

21 Industrial lots. Modification to recorded map PM 18229 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*
James Barber, Land Acquisition & Development Section

Supv D 5th
February 14, 2011 10:34:20
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	18229	DRP Map Date:	01/25/2011	SMC Date:	02/24/2011	Report Date:	02/14/2011
Park Planning Area #	35B		CASTAIC/VAL VERDE			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)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	3.36	0.0030	0	0.00
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$180,377	\$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	\$180,377	\$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 91708
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

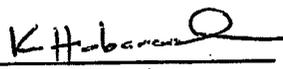
Parcel Map No. 18229

Vicinity: Newhall

Parcel Map Date: January 25, 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 18229. 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: February 18, 2011

PSOMAS

Balancing the Natural and Built Environment

January 19, 2011

*Memo
Mod. to Rec. Map
PM 18229*

DEPARTMENT OF REGIONAL PLANNING
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

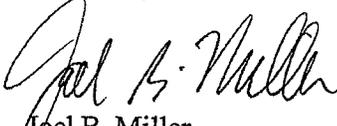
Subject: Modification to Recorded Parcel Map No. 18229
Psomas Job No. 1NLF0114.00

Psomas represents Newhall Land in the requested modification to Parcel Map No. 18229. Specifically, Newhall Land is requesting that the condition of the parcel map that requires a sidewalk on the south side of Hasley Canyon Road be deleted (an unnumbered condition of approval from the Department of Public Works – Road Unit).

The reason and justification for this request is that under Conditional Use Permit No. 87-360, Newhall Land was granted permission by the County to construct a multi-use trail along the south side of Hasley Canyon Road. This trail has been constructed. Thus, the requirement for a sidewalk is no longer necessary. Newhall Land wishes to simply correct the record that reflects the approval of the multi-use trail, its construction, and the deletion of any reference to a sidewalk.

Sincerely,

PSOMAS


Joel B. Miller
Vice President/Principal

JBM:htn

Cc: Fred MacMurdo, Newhall Land

555 South Flower Street
Suite 4400
Los Angeles, CA 90071

PM18229

~~Findings~~ Applicant's Burden of Proof Responses

That there are changes in circumstances which make any or all of the conditions or the design of such map no longer appropriate or necessary

Sidewalks along the south side of Hasley Canyon Road are no longer necessary as they have been replaced by a multi-use trail which can accommodate pedestrian activities. The trail is separated from the curb by a landscaped parkway and a split-rail fence.

The Department of Public Works has determined that a trail on the south side of Hasley Canyon Road as required by Conditional Use Permit 87-360 is acceptable, thereby making a sidewalk (on the south side of the street) unnecessary.

That the proposed modifications do not impose any additional burdens on the present fee owner of the property

The proposed modification would not impose additional burdens on the present owner as no new improvements would be necessary.

That such modifications would not alter any right, title or interest in the real property

The modification of sidewalks does not alter any right, title or interest in the property contained within the map boundaries.

That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions

The elimination of the typically required sidewalk resulted from the determination that including a sidewalk adjacent to the multi-use trail would be inconsistent with the street cross-sections accompanying the approved Conditional Use Permit 87-360. Note that the Department of Public Works has determined that a sidewalk on the south side of Hasley Canyon Road is unnecessary. Moreover, the trail exists (in compliance with Conditional Use Permit 87-360) and adding a sidewalk would be an expensive redundancy. The multi-use trail provides access to the nearby equestrian center which was incorporated into the tentative parcel map approval to provide a recreational benefit to the community.

That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map

No change to the approved land use is proposed. The same number of industrial lots depicted on the recorded map (21 lots) will remain.

That the proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans

The minor change to the map to allow for the elimination of sidewalks on the south side of Hasley Canyon Road is consistent with the Santa Clarita Valley Area Plan. The replacement of sidewalks with a multi-use trail is consistent with the rural lifestyle of the nearby community and with the design criteria of the Valencia Commerce Center guidelines. The sidewalk modification is the only change proposed.

That the site is physically suitable for the type and proposed density of the development

The elimination of sidewalks on one side of Hasley Canyon Road does not affect the type of project which was previously approved or change the intensity of the development. There is no change proposed to the industrial lots which were approved and recorded. The site is suitable for the modified sidewalk design.

That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems or conflicts with public easements

The proposed modification will not result in any environmental damage or public health problems. The elimination of sidewalks on one side of Hasley Canyon Road does not conflict with any public easements.

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 01-096
MODIFICATION TO RECORDED PARCEL MAP NOS. 20685 and 20685-01**

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 Nos. 20685 ("PM 20685") and 20685-01("PM 20685-01") on June 21, 2011.
2. Modification to Recorded PM Nos. 20685 and 20685-01 proposes to amend Los Angeles County Department of Public Works ("Public Works") Road Conditions No. 13 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 20685 and PM 20685-01 are the two recorded phases of PM 20685, which was approved by the Los Angeles County Hearing Officer for 21 industrial lots on 138.5 acres on August 19, 2003. Recorded Parcel Map No. 062477 ("PM 062477") is a re-subdivision of PM 20685. Recorded Parcel Map No. 062336 ("PM 062336") is a subdivision of lots 14, 15, and 16 of PM 20685-01. Currently, PM 20685-01 includes 16 industrial lots on 121.37 acres.
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 roughly rectangular property is approximately 121.37 gross acres in size with terrain sloping toward the east.
6. Access is provided by Hasley Canyon Road, a 100-foot wide dedicated public street, and Industry Drive, a 84-foot wide dedicated public street.
7. The project site is 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) to the north; MPD (Industrial—Planned Development) to the east.; and M-1.5-DP to the west and south.
9. The subject property consists of 16 industrial lots. 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.

MODIFICATION TO RECORDED PARCEL MAP NOS. 20685 and 20685-01

Draft Findings

11. The property is depicted in the M (Manufacturing), W (Watershed) and O (Open Space) land use categories of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the Los Angeles County General Plan.
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. **SUMMARY OF EVENTS AT THE PUBLIC HEARING**
15. The applicant has volunteered to install a cross-walk crossing Hasley Canyon Road at the intersection of Hasley Canyon Road and Gibraltar Lane, at the time a traffic signal is installed at the future fire station (Parcel 6 of PM 20685-01).
16. 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.
17. 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.
18. 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.
19. The proposed modification does not result in an increased number of dwelling units or a greater density than the recorded map. There are no dwelling units on the subject industrial properties.

**MODIFICATION TO RECORDED PARCEL MAP NOS. 20685 and 20685-01
Draft Findings**

20. 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.
21. 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.
22. 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.
23. 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.
24. The subdivider shall comply with all other conditions of approval of the original grants which remain in effect and unchanged.
25. 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 Nos. 20685 and 20685-01. The following road condition is modified:

1. Public Works Road Condition No. 13 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. 01-096

MODIFICATION REQUEST LETTER DATES: 1-19-11 (for 20685)

3-10-11 (for 20685-01)

MODIFICATION TO RECORDED PARCEL MAP NOS. 20685 and 20685-01

DRAFT CONDITIONS:

1. Modification to Recorded Parcel Map Nos. 20685 and 20685-01 proposes to amend Los Angeles County Department of Public Works ("Public Works") Road Condition No. 13 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. 13 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. 01-096

MODIFICATION REQUEST LETTER DATES: 1-19-11 (for 20685)

3-10-11 (for 20685-01)

MODIFICATION TO RECORDED PARCEL MAP NOS. 20685 and 20685-01

Draft Conditions

PAGE 2

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.

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

Page 1/1

PARCEL MAP NO. 20685 (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.

HW

Prepared by Henry Wong
pm20685L-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

Page 1/1

PARCEL MAP NO. 20685 (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
Pm20685r_Modification to Recorded Map 3-24-2011.doc

Phone (626) 458-4921

Date 03-24-2011



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

RJ - Josh

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 20685 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 20685 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 #	20685	DRP Map Date:	03/15/2011	SCM Date:	04/14/2011	Report Date:	03/28/2011
Park Planning Area #	35B	CASTAIC/VAL VERDE				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 20685 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
James Barber, Land Acquisition & Development Section

Supv D 5th
March 28, 2011 08:41:43
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	20685	DRP Map Date: 03/15/2011	SMC Date: 04/14/2011	Report Date: 03/28/2011
Park Planning Area #	35B	CASTAIC/VAL VERDE		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)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

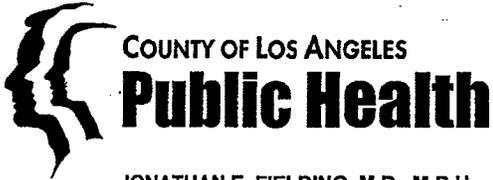
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	0	0.00
M.F. < 5 Units	2.47	0.0030	0	0.00
M.F. >= 5 Units	2.24	0.0030	0	0.00
Mobile Units	2.82	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$180,377	\$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	\$180,377	\$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

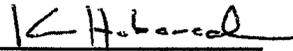
Parcel Map No. 20685

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 20685. 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

PSOMAS

Balancing the Natural and Built Environment

March 10, 2011

*Memo
Mod. to Rec. map
20685*

DEPARTMENT OF REGIONAL PLANNING
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

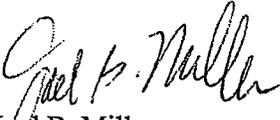
Subject: Modification to Recorded Parcel Map No. 20685
Psomas Job No. 1NLF0114.00

Psomas represents Newhall Land in the requested modification to Parcel Map No. 20685. Specifically, Newhall Land is requesting that the condition of the parcel map that requires a sidewalk on the south side of Hasley Canyon Road be deleted (an unnumbered condition of approval from the Department of Public Works – Road Unit).

The reason and justification for this request is that under Conditional Use Permit No. 87-360, Newhall Land was granted permission by the County to construct a multi-use trail along the south side of Hasley Canyon Road. This trail has been constructed. Thus, the requirement for a sidewalk is no longer necessary. Newhall Land wishes to simply correct the record that reflects the approval of the multi-use trail, its construction, and the deletion of any reference to a sidewalk.

Sincerely,

PSOMAS


Joel B. Miller
Vice President/Principal

JBM:htn

Cc: Fred MacMurdo, Newhall Land

555 South Flower Street
Suite 4400
Los Angeles, CA 90071

P:213.223.1400
F:213.223.1444
www.psomas.com

PM20685

Findings: Applicant's Burden of Proof Responses

That there are changes in circumstances which make any or all of the conditions or the design of such map no longer appropriate or necessary

Sidewalks along the south side of Hasley Canyon Road are no longer necessary as they have been replaced by a multi-use trail which can accommodate pedestrian activities. The trail is separated from the curb by a landscaped parkway and a split-rail fence.

The Department of Public Works has determined that a trail on the south side of Hasley Canyon Road as required by Conditional Use Permit 87-360 is acceptable, thereby making a sidewalk (on the south side of the street) unnecessary.

That the proposed modifications do not impose any additional burdens on the present fee owner of the property

The proposed modification would not impose additional burdens on the present owner as no new improvements would be necessary.

That such modifications would not alter any right, title or interest in the real property

The modification of sidewalks does not alter any right, title or interest in the property contained within the map boundaries.

That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions

The elimination of the typically required sidewalk resulted from the determination that including a sidewalk adjacent to the multi-use trail would be inconsistent with the street cross-sections accompanying the approved Conditional Use Permit 87-360. Note that the Department of Public Works has determined that a sidewalk on the south side of Hasley Canyon Road is unnecessary. Moreover, the trail exists (in compliance with Conditional Use Permit 87-360) and adding a sidewalk would be an expensive redundancy. The multi-use trail provides access to the nearby equestrian center which was incorporated into the tentative parcel map approval to provide a recreational benefit to the community.

That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map

No change to the approved land use is proposed. The same number of industrial lots depicted on the recorded map (19 lots) will remain.

That the proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans

The minor change to the map to allow for the elimination of sidewalks on the south side of Hasley Canyon Road is consistent with the Santa Clarita Valley Area Plan. The replacement of sidewalks with a multi-use trail is consistent with the rural lifestyle of the nearby community and with the design criteria of the Valencia Commerce Center guidelines. The sidewalk modification is the only change proposed.

That the site is physically suitable for the type and proposed density of the development

The elimination of sidewalks on one side of Hasley Canyon Road does not affect the type of project which was previously approved or change the intensity of the development. There is no change proposed to the industrial lots which were approved and recorded. The site is suitable for the modified sidewalk design.

That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems or conflicts with public easements

The proposed modification will not result in any environmental damage or public health problems. The elimination of sidewalks on one side of Hasley Canyon Road does not conflict with any public easements.

PSOMAS

Balancing the Natural and Built Environment

January 19, 2011

*Memo
Ms. D. to Rec. Map
PM 20685*

DEPARTMENT OF REGIONAL PLANNING
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

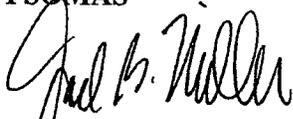
Subject: Modification to Recorded Parcel Map No. 20685-01
Psomas Job No. 1NLF0114.00

Psomas represents Newhall Land in the requested modification to Parcel Map No. 20685-01. Specifically, Newhall Land is requesting that the condition of the parcel map that requires a sidewalk on the south side of Hasley Canyon Road be deleted (Condition No. 13 from the Department of Public Works – Road Unit).

The reason and justification for this request is that under Conditional Use Permit No. 87-360, Newhall Land was granted permission by the County to construct a multi-use trail along the south side of Hasley Canyon Road. This trail has been constructed. Thus, the requirement for a sidewalk is no longer necessary. Newhall Land wishes to simply correct the record that reflects the approval of the multi-use trail, its construction, and the deletion of any reference to a sidewalk.

Sincerely,

PSOMAS



Joel B. Miller
Vice President/Principal

JBM:htn

Cc: Fred MacMurdo, Newhall Land

555 South Flower Street
Suite 4400
Los Angeles, CA 90071

~~Findings:~~ **Applicant's Burden of Proof Responses**

That there are changes in circumstances which make any or all of the conditions or the design of such map no longer appropriate or necessary

Sidewalks along the south side of Hasley Canyon Road are no longer necessary as they have been replaced by a multi-use trail which can accommodate pedestrian activities. The trail is separated from the curb by a landscaped parkway and a split-rail fence.

The Department of Public Works has determined that a trail on the south side of Hasley Canyon Road as required by Conditional Use Permit 87-360 is acceptable, thereby making a sidewalk (on the south side of the street) unnecessary.

That the proposed modifications do not impose any additional burdens on the present fee owner of the property

The proposed modification would not impose additional burdens on the present owner as no new improvements would be necessary.

That such modifications would not alter any right, title or interest in the real property

The modification of sidewalks does not alter any right, title or interest in the property contained within the map boundaries.

That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions

The elimination of the typically required sidewalk resulted from the determination that including a sidewalk adjacent to the multi-use trail would be inconsistent with the street cross-sections accompanying the approved Conditional Use Permit 87-360. Note that the Department of Public Works has determined that a sidewalk on the south side of Hasley Canyon Road is unnecessary. Moreover, the trail exists (in compliance with Conditional Use Permit 87-360) and adding a sidewalk would be an expensive redundancy. The multi-use trail provides access to the nearby equestrian center which was incorporated into the tentative parcel map approval to provide a recreational benefit to the community.

That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map

No change to the approved land use is proposed. The same number of industrial lots depicted on the recorded map (2 lots) will remain.

That the proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans

The minor change to the map to allow for the elimination of sidewalks on the south side of Hasley Canyon Road is consistent with the Santa Clarita Valley Area Plan. The replacement of sidewalks with a multi-use trail is consistent with the rural lifestyle of the nearby community and with the design criteria of the Valencia Commerce Center guidelines. The sidewalk modification is the only change proposed.

That the site is physically suitable for the type and proposed density of the development

The elimination of sidewalks on one side of Hasley Canyon Road does not affect the type of project which was previously approved or change the intensity of the development. There is no change proposed to the industrial lots which were approved and recorded. The site is suitable for the modified sidewalk design.

That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems or conflicts with public easements

The proposed modification will not result in any environmental damage or public health problems. The elimination of sidewalks on one side of Hasley Canyon Road does not conflict with any public easements.

**DRAFT FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM062336- (5)
MODIFICATION TO RECORDED PARCEL MAP NO. 62336.**

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. 062336 ("PM 062336") on June 21, 2011.
2. Modification to Recorded PM 062336 proposes to amend Los Angeles County Department of Public Works ("Public Works") Road Condition No. 9(a) 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 062336 was approved by the Los Angeles County Hearing Officer for one industrial condominium lot with 10 industrial condominium units in three buildings on 9.07 acres on April 4, 2006. PM 062336 is a subdivision of Lots 14, 15, and 16 of PM 20685-01.
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 9.07 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 A-2-2 (Heavy Agricultural—Two Acre Minimum Required Lot Area) and 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 to the east, west and south.
9. The subject property consists of one industrial condominium lot with 10 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. PM062336 – (5)
MODIFICATION TO RECORDED PARCEL MAP NO. 62336
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. SUMMARY OF EVENTS AT THE PUBLIC HEARING
15. 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.
16. 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.
17. 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.
18. The proposed modification does not result in an increased number of dwelling units or a greater density than the recorded map. There are no dwelling units on the subject industrial properties.
19. 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.
20. 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.

PROJECT NO. PM062336 – (5)
MODIFICATION TO RECORDED PARCEL MAP NO. 62336
Draft Findings

Page 3

21. 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.
22. 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.
23. The subdivider shall comply with all other conditions of approval of the original grants which remain in effect and unchanged.
24. 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. 062336. The following road condition is modified:

1. Public Works Road Condition No. 9(a) 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. PM062336

MODIFICATION REQUEST LETTER DATE: 3-10-11

MODIFICATION TO RECORDED PARCEL MAP NO. 062336

DRAFT CONDITIONS:

1. Modification to Recorded Parcel Map No. 062336 ("PM 062336") proposes to amend Los Angeles County Department of Public Works ("Public Works") Road Condition No. 9(a) 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 A-2-2 (Heavy Agricultural—Two Acre Minimum Required Lot Area) and M-1.5-DP (Restricted Heavy Manufacturing—Development Program) zones. Also, conform to the applicable requirements of the Castaic Area Community Standards District.
3. Public Works Road Condition No. 9(a) is amended to waive the requirement to construct a sidewalk along the south side of Hasley Canyon Road along the property frontage.
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.

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

Page 1/1

PARCEL MAP NO. 62336 (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.

^{HW}
Prepared by Henry Wong
pm62336L-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

Page 1/1

PARCEL MAP NO. 62336 (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.

PC

Prepared by Patricia Constanza
Pm62336r_Modification to Recorded Map 3-24-2011.doc

Phone (626) 458-4921

Date 03-24-2011



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

PP - Josh

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 62336 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: TR 62336 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 #	62336	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 62336 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
James Barber, Land Acquisition & Development Section

Supv D 5th
March 28, 2011 08:55:43
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET**



Tentative Map #	62336	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)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	\$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

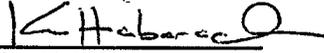
Parcel Map No. 062336

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 062336. 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  Phone: (626) 430-5382 Date: April 13, 2011
Ken Habaradas

PSOMAS

Balancing the Natural and Built Environment

March 10, 2011

DEPARTMENT OF REGIONAL PLANNING
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

*Memo
Mod. to Rec. Map
PM 062336*

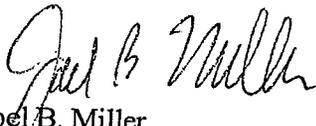
Subject: Modification to Recorded Parcel Map No. 62336
Psomas Job No. 1NLF0114.00

Psomas represents Newhall Land in the requested modification to Parcel Map No. 62336. Specifically, Newhall Land is requesting that the condition of the parcel map that requires a sidewalk on the south side of Hasley Canyon Road be deleted (an unnumbered condition of approval from the Department of Public Works – Road Unit).

The reason and justification for this request is that under Conditional Use Permit No. 87-360, Newhall Land was granted permission by the County to construct a multi-use trail along the south side of Hasley Canyon Road. This trail has been constructed. Thus, the requirement for a sidewalk is no longer necessary. Newhall Land wishes to simply correct the record that reflects the approval of the multi-use trail, its construction, and the deletion of any reference to a sidewalk.

Sincerely,

PSOMAS


Joel B. Miller
Vice President/Principal

JBM:htn

Cc: Fred MacMurdo, Newhall Land

555 South Flower Street
Suite 4400
Los Angeles, CA 90071

P:213.223.1400
F:213.223.1444
www.psomas.com

~~Findings~~ **Applicant's Burden of Proof Responses**

That there are changes in circumstances which make any or all of the conditions or the design of such map no longer appropriate or necessary

Sidewalks along the south side of Hasley Canyon Road are no longer necessary as they have been replaced by a multi-use trail which can accommodate pedestrian activities. The trail is separated from the curb by a landscaped parkway and a split-rail fence.

The Department of Public Works has determined that a trail on the south side of Hasley Canyon Road as required by Conditional Use Permit 87-360 is acceptable, thereby making a sidewalk (on the south side of the street) unnecessary.

That the proposed modifications do not impose any additional burdens on the present fee owner of the property

The proposed modification would not impose additional burdens on the present owner as no new improvements would be necessary.

That such modifications would not alter any right, title or interest in the real property

The modification of sidewalks does not alter any right, title or interest in the property contained within the map boundaries.

That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions

The elimination of the typically required sidewalk resulted from the determination that including a sidewalk adjacent to the multi-use trail would be inconsistent with the street cross-sections accompanying the approved Conditional Use Permit 87-360. Note that the Department of Public Works has determined that a sidewalk on the south side of Hasley Canyon Road is unnecessary. Moreover, the trail exists (in compliance with Conditional Use Permit 87-360) and adding a sidewalk would be an expensive redundancy. The multi-use trail provides access to the nearby equestrian center which was incorporated into the tentative parcel map approval to provide a recreational benefit to the community.

That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map

No change to the approved land use is proposed. The same number of industrial lots depicted on the recorded map (19 parcels for condominium purposes) will remain.

That the proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans

The minor change to the map to allow for the elimination of sidewalks on the south side of Hasley Canyon Road is consistent with the Santa Clarita Valley Area Plan. The replacement of sidewalks with a multi-use trail is consistent with the rural lifestyle of the nearby community and with the design criteria of the Valencia Commerce Center guidelines. The sidewalk modification is the only change proposed.

That the site is physically suitable for the type and proposed density of the development

The elimination of sidewalks on one side of Hasley Canyon Road does not affect the type of project which was previously approved or change the intensity of the development. There is no change proposed to the industrial lots which were approved and recorded. The site is suitable for the modified sidewalk design.

That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems or conflicts with public easements

The proposed modification will not result in any environmental damage or public health problems. The elimination of sidewalks on one side of Hasley Canyon Road does not conflict with any public easements.

**DRAFT 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. **SUMMARY OF EVENTS AT THE PUBLIC HEARING**
15. 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.
16. 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.
17. 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.
18. The proposed modification does not result in an increased number of dwelling units or a greater density than the recorded map. There are no dwelling units on the subject industrial properties.
19. 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.
20. 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.

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

21. 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.
22. 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.
23. The subdivider shall comply with all other conditions of approval of the original grants which remain in effect and unchanged.
24. 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

DRAFT 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

PAGE 2

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

Page 1/1

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.

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

Phone (626) 458-4910

Date 04-05-2011

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

PP- 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:

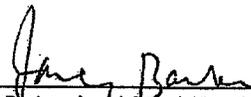
No trails.

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 5th
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)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	\$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 91708
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov



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Parcel Map No. 062477

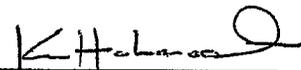
Vicinity: Newhall

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

PSOMAS

Balancing the Natural and Built Environment

March 10, 2011

DEPARTMENT OF REGIONAL PLANNING
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012

*Memo
Mod. to Rec. Map
PM 062477*

Subject: Modification to Recorded Parcel Map No. 62477
Psomas Job No. 1NLF0114.00

Psomas represents Newhall Land in the requested modification to Parcel Map No. 62477. Specifically, Newhall Land is requesting that the condition of the parcel map that requires a sidewalk on the south side of Hasley Canyon Road be deleted (an unnumbered condition of approval from the Department of Public Works – Road Unit).

The reason and justification for this request is that under Conditional Use Permit No. 87-360, Newhall Land was granted permission by the County to construct a multi-use trail along the south side of Hasley Canyon Road. This trail has been constructed. Thus, the requirement for a sidewalk is no longer necessary. Newhall Land wishes to simply correct the record that reflects the approval of the multi-use trail, its construction, and the deletion of any reference to a sidewalk.

Sincerely,

PSOMAS



Joel B. Miller
Vice President/Principal

JBM:htn

Cc: Fred MacMurdo, Newhall Land

555 South Flower Street
Suite 4400
Los Angeles, CA 90071

~~Findings:~~ Applicant's Burden of Proof Responses

That there are changes in circumstances which make any or all of the conditions or the design of such map no longer appropriate or necessary

Sidewalks along the south side of Hasley Canyon Road are no longer necessary as they have been replaced by a multi-use trail which can accommodate pedestrian activities. The trail is separated from the curb by a landscaped parkway and a split-rail fence.

The Department of Public Works has determined that a trail on the south side of Hasley Canyon Road as required by Conditional Use Permit 87-360 is acceptable, thereby making a sidewalk (on the south side of the street) unnecessary.

That the proposed modifications do not impose any additional burdens on the present fee owner of the property

The proposed modification would not impose additional burdens on the present owner as no new improvements would be necessary.

That such modifications would not alter any right, title or interest in the real property

The modification of sidewalks does not alter any right, title or interest in the property contained within the map boundaries.

That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions

The elimination of the typically required sidewalk resulted from the determination that including a sidewalk adjacent to the multi-use trail would be inconsistent with the street cross-sections accompanying the approved Conditional Use Permit 87-360. Note that the Department of Public Works has determined that a sidewalk on the south side of Hasley Canyon Road is unnecessary. Moreover, the trail exists (in compliance with Conditional Use Permit 87-360) and adding a sidewalk would be an expensive redundancy. The multi-use trail provides access to the nearby equestrian center which was incorporated into the tentative parcel map approval to provide a recreational benefit to the community.

That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map

No change to the approved land use is proposed. The same number of industrial lots depicted on the recorded map (9 parcels for condominium purposes) will remain.

That the proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans

The minor change to the map to allow for the elimination of sidewalks on the south side of Hasley Canyon Road is consistent with the Santa Clarita Valley Area Plan. The replacement of sidewalks with a multi-use trail is consistent with the rural lifestyle of the nearby community and with the design criteria of the Valencia Commerce Center guidelines. The sidewalk modification is the only change proposed.

That the site is physically suitable for the type and proposed density of the development

The elimination of sidewalks on one side of Hasley Canyon Road does not affect the type of project which was previously approved or change the intensity of the development. There is no change proposed to the industrial lots which were approved and recorded. The site is suitable for the modified sidewalk design.

That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems or conflicts with public easements

The proposed modification will not result in any environmental damage or public health problems. The elimination of sidewalks on one side of Hasley Canyon Road does not conflict with any public easements.

**Modifications to Recorded Parcel Map Nos. 18229, 20685, 20685-01, 062336, and 062477
Along Hasley Canyon Road** photos taken 29 April 2011 by D.C. Kress, case planner



LEFT: Facing southeasterly along the existing trail from the northwesterly end of the trail. Note split-rail fence and landscaped berm on the left.

RIGHT: View of the trail along Hasley Canyon Road.



LEFT: Facing southerly across Hasley Canyon Road from Gibraltar Lane. This is the site of the future pedestrian crosswalk.