

Hearing Officer Meeting: 5-17-11
Agenda Item No.: 9

**PROJECT NO. 03-238-(5)
FIRST AMENDMENT TO VESTING TENTATIVE PARCEL MAP NO. 060030**



Project: The tentative map approval authorized the creation of Small Lot Alternative" ("SLA") parcel map for 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres.

Conditional Use Permit ("CUP") No. 03-238 is a related request to demonstrate compliance with requirements of the MPD-DP zone, on-site project grading exceeding 100,000 cubic yards and to allow retaining walls five feet in height.

Oak Tree Permit No. 200700006 is a related request to allow the removal of four oak trees (no heritage oaks).

Location: The westerly terminus of Witherspoon Parkway between Del Valle Road and Avenue Penn.

Zone: MPD-DP (Manufacturing Planned Development-Development Program) Zone.

Zoned District: Newhall

Approval Date: December 3, 2008 (Regional Planning Commission)

Map Date: October 16, 2007

PROJECT HISTORY:

Vesting Tentative Parcel Map No. 060030 ("PM 060030") was approved by the Los Angeles County Regional Planning Commission ("Commission") on December 3, 2008 to authorize the creation of Small Lot Alternative" ("SLA") parcel map for 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres. CUP No. 03-238 was a related request to demonstrate compliance with requirements of the MPD-DP zone, on-site project grading exceeding 100,000 cubic yards and to allow retaining walls five feet in height; and Oak Tree Permit No. 200700006, a related request to allow the removal of four oak trees (no heritage oaks), were also approved.

CURRENT REQUEST:

The applicant requests approval of this first amendment to PM 060030. The applicant is proposing a separate but associated Minor Modification to CUP No. 03-238 to modify Condition No. 48 which prior to issuance of any building permit, requires the installation of improvements at Hasley Canyon Road and Golden State (Interstate 5) Freeway interchange (Roundabout). The roundabout has been completed and the impacts have been mitigated so that the project can be developed prior to the completion of the grade separation for Commerce Center Drive and State Route 126 ("SR 126") interchange which is the remaining requirement of the condition. Instead, its fair share toward the improvements are required.

The amendment letter proposes the following changes:

- To modify Condition No. 13 to require prior to the issuance of any building permit, the payment of fees to the proposed Westside Bridge & Thoroughfare District for its share for the completion of the grade separation for Commerce Center Drive and State Route 126 interchange which is the remaining requirement of the condition.

The amendment request letter dated February 10, 2011 is attached.

STAFF EVALUATION:

1. The proposed amendment to Parcel Map Condition No. 13 will allow the applicant to proceed in obtaining final map approval in line with their goal to meet the demands of the industrial space rental market. State Assembly Bill 333 granted a two-year extension to the tentative map extending the expiration date to December 3, 2012.
2. The condition originally required that prior to issuance of any building permit, the Hasley Canyon Road and Golden State (Interstate 5) Freeway interchange (Roundabout) be installed. The roundabout has since been completed and therefore is being proposed to be eliminated from the condition.
3. Based on updated Traffic Impact Analysis approved by the Los Angeles County Department of Public Works ("Public Works") on December 16, 2010, if the Westside Bridge and Thoroughfare District is not in place prior to final recordation of the first map associated with the project, then the project's developer(s) shall pay its pro rata share of 5.8 percent as calculated in the project's 2007 traffic impact analysis. All payments must be initiated and/or completed prior to the issuance of building permits.

RECOMMENDATION:

On March 28, 2011, the staff of the Los Angeles County Department of Regional Planning

("Regional Planning") completed its review of the Environmental Questionnaire and other data regarding the proposed amendment to PM 060030. It was recommended that an Addendum to the Mitigated Negative Declaration ("MND") which was approved by the Commission on December 3, 2008 as the appropriate environmental document for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Document reporting Procedures and Guidelines. The project approved under the MND consist of a SLA parcel map for 36 lots (31 industrial lots and five debris basin lots) on 116.6 gross acres. Section 15164 (b) of the CEQA authorizes Lead Agencies to prepare an Addendum to an adopted Negative Declaration if only minor technical changes or additions to the document are necessary or none of the conditions described in Section 15162 are present which call for a subsequent negative declaration.

Therefore, this Addendum to the previously approved Mitigated Negative Declaration adopted on December 3, 2008, which is attached hereto, provides adequate environmental analysis for the project as currently amended. Additional environmental analysis associated with the modification of approved conditions and adopted mitigation measures is not required as impacts have been analyzed in the previous environmental document

Approve the amendment to this previously approved project.

- Amend the following Department of Regional Planning condition for Vesting Tentative Parcel Map No. 060030:

1. Parcel Map Condition No. 13 is hereby amended as follows:

Subdivider shall pay required fees to the proposed Westside Bridge and Thoroughfare District, which will include improvements to the following specified interchange (grade separation), or pay its pro rata share of 5.8 percent as calculated in the project's 2007 traffic impact analysis if the Westside Bridge and Thoroughfare District is not in place prior to final recordation of the first unit map associated with the project. All payments must be initiated and/or completed before any building permits are issued;

- Approve the following revised reports:

Department of Public Works - Land Development Division - Subdivision (3-7-11)
Land Development Division - Road (3-7-11)
Land Development Division – Traffic and Lighting (12-16-10)
Land Development Division – Traffic and Lighting (11-15-10)

Fire Department (3-9-11)

PROJECT NO. 03-238-(5)

FIRST AMENDMENT TO VESTING TENTATIVE PARCEL MAP NO. 060030 PAGE 4

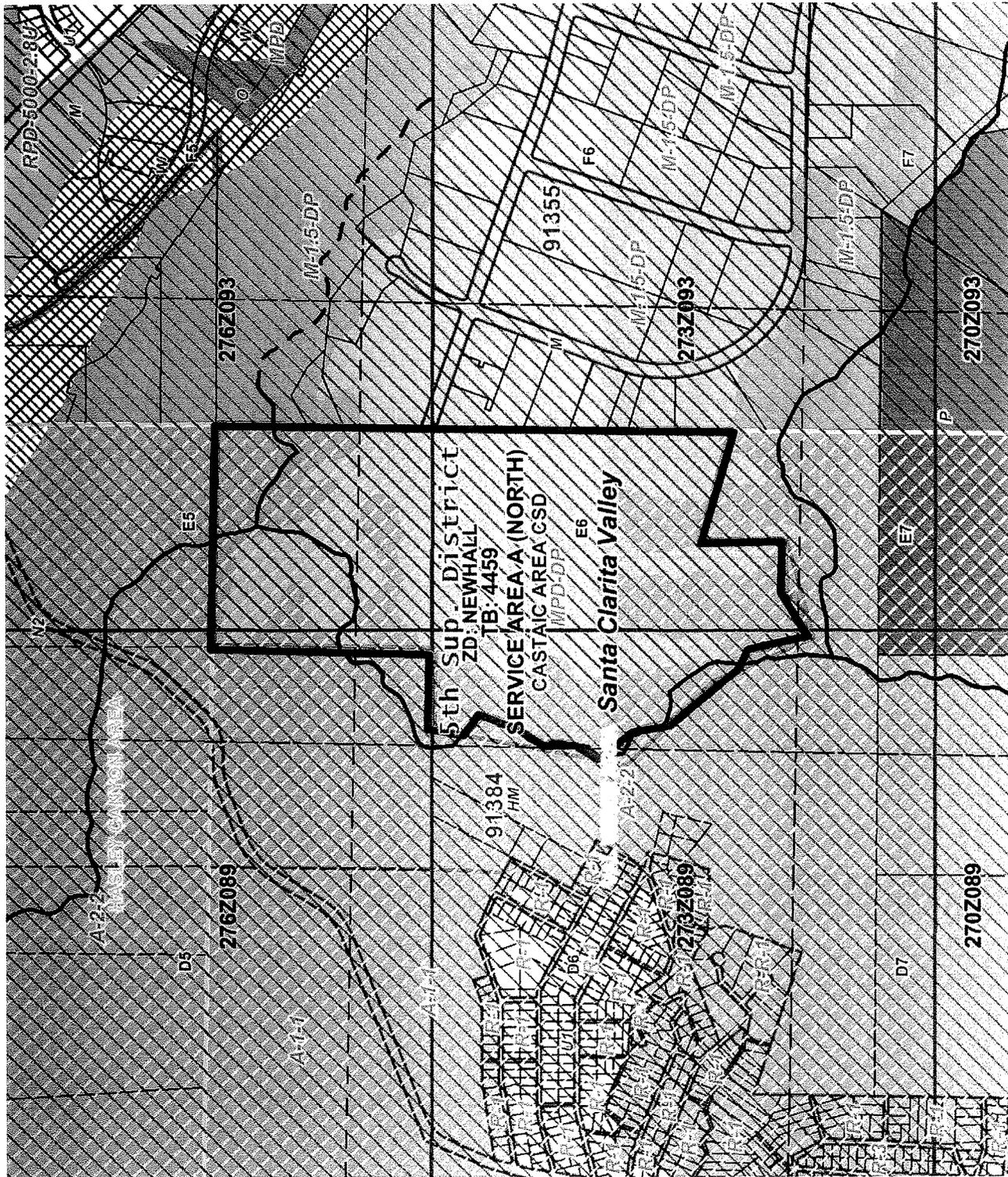
Department of Parks and Recreation - Park Obligation Report (2-28-11)

Department of Public Health (3-4-11)

All other conditions applicable to the area covered by this amendment letter shall remain as previously approved.

SMT: REC

5/2/11

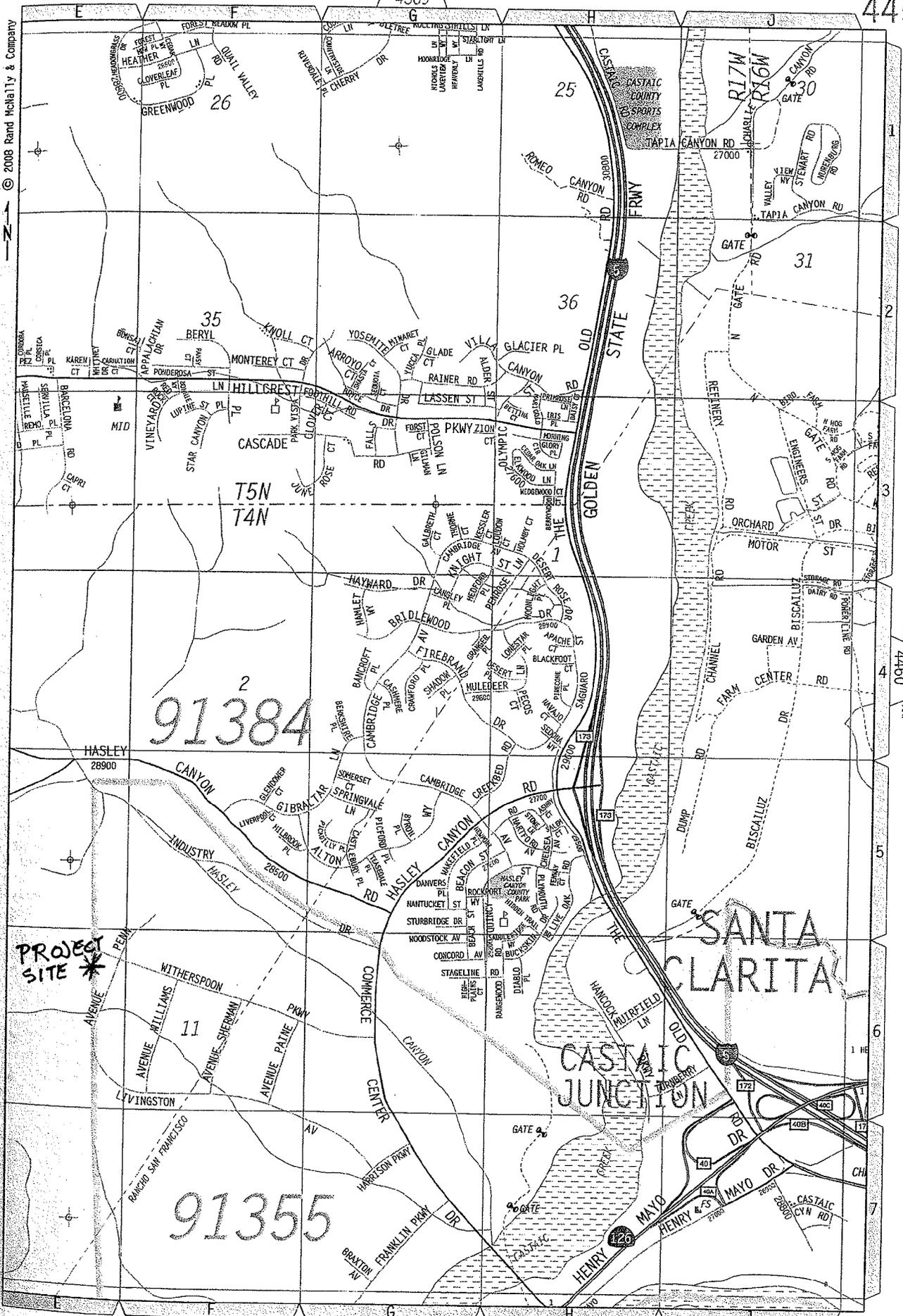


- Legend**
- Zoning (Boundary)
 - ▬ Parcel Boundary
 - ▬ Arterial Street
 - ▬ Highway
 - ▬ Freeway
 - Master Plan of Highways
 - ▬ Expressway - (E)
 - ▬ LIA - Secondary Highway - (C)
 - ▬ LIA - Secondary Highway - (B)
 - ▬ Arterial - (A)
 - ▬ Major Highway - (M)
 - ▬ Major Highway - (C)
 - ▬ Secondary Highway - (S)
 - ▬ Secondary Highway - (P)
 - ▬ Secondary Highway - (D)
 - ▬ Local Road - (L)
 - ▬ Local Road - (R)
 - Railroad or Rapid Transit
 - ▬ Railroad
 - ▬ Light Rail
 - ▬ Underground Rapid Transit
 - Significant Ridgelines
 - ▬ Classic CSD Primary
 - ▬ Classic CSD Secondary
 - ▬ SHANA Segment
 - Census Tract (2000)
 - ▬ 2000 State Map Book (AMB) Box
 - ▬ 2000 State Map Book (SMB) Box
 - ▬ Zoning Map Grid
 - ▬ USGS Quad Sheet Grid
 - ▬ The Thomas Guide Grid
 - ▬ Very High Fire Hazard Severity Zone
 - Community Standards District
 - ▬ CSD Area Specific Boundary
 - ▬ ESHA (Coast Only)
 - ▬ Significant Ecological Area
 - ▬ Section Line
 - Township and Range
 - National Forest
 - ▬ Elevation District (EAD)
 - ▬ Geologic District (GD)
 - ▬ Seismic District (SD)
 - ▬ Zoned District (ZD)
 - ▬ Supervisory District Boundary
 - Safety-Related Stations (Green TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Sheriff Station
 - Sheriff Station
 - Inland Waterbody
 - ▬ Perennial
 - ▬ Intermittent
 - Dry
- Largest Policy (Not in Column)**
- 1 - Low Density Residential (1 to 6 a/r/c)
 - 2 - Low Medium Density Residential (12 a/r/c)
 - 3 - Medium Density Residential (12 to 22 a/r/c)
 - 4 - High Density Residential (12 to 22 a/r/c)
 - 5 - Office or more uses
 - 6 - Major Industrial
 - 7 - Office, Public and Semi-Public
 - 8 - Retail Commercial
 - 9 - Non-Urban
 - 10 - Transportation Center

Note: This is a black 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.



© 2008 Rand McNally & Company



91384

91355

PROJECT SITE *

LOS ANGELES, CO.

**ADDENDUM TO MITIGATED NEGATIVE DECLARATION FOR APPROVED VESTING
TENTATIVE PARCEL MAP NO. 060030-(5); CUP/RENV 03-238; ROAK200700006**

PREVIOUSLY APPROVED PROJECT DESCRIPTION:

Vesting Tentative Parcel Map No. 060030-(5) was approved by the Regional Planning Commission on December 3, 2008, for a 36 lot subdivision, with 31 industrial lots and 5 debris basin lots, over a parcel of land totaling 116.6 gross acres in the unincorporated community of Val Verde in Los Angeles County. Combined total of the net lot area will be 69.6 acres, total of 1,300,841 square feet of building area, 2,802 parking spaces, grading of 2.4 million cubic yards cut and fill. Access to site through extension of Witherspoon Parkway and through newly proposed "A" Street to south which will connect with Witherspoon Parkway through proposed "B" Street on site. Development will be extension of Valencia Commerce Center from east of site. Conditional Use Permit (CUP 03-238) for development in Industrial Planned Development Zone with Development Program (MPD-DP), grading, development on significant ridgeline in the Castaic Community Standards District, and hillside management. Development overlays previously approved TPM 20983, not recorded. Oak Tree Permit approved to remove one Heritage Oak, and three Valley/Scrub Oaks on site. Gas mitigation plan to be reviewed by Los Angeles County Department of Public Works' Environmental Programs Division, and by California Department of Conservation's Division of Oil, Gas & Geothermal Resources, for abandoned oil wells on site. Approved Parcel Map No. 060030 has not been recorded.

PROPOSAL AND ADDENDUM REQUESTED:

The project proponent (Sterling Gateway, L.P.) requests a discretionary approval of an Amendment Map (RAM PM060030-1) to modify Parcel Map Condition No. 13, Conditional Use Permit Condition No. 48, and Mitigation Monitoring Program Measure No.16, which prior to issuance of any building permit, requires the installation of improvements at Hasley Canyon Road and I-5 (Interstate 5/Golden State Freeway) interchange (roundabout), and the Commerce Center Drive at State Route (SR) 126 Interchange (Grade Separation). The Hasley Canyon at I-5 interchange and installation of all improvements has been completed and will mitigate all impacts from the project. No other changes to the project's (PM060030) parameters are proposed.

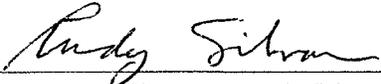
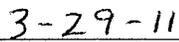
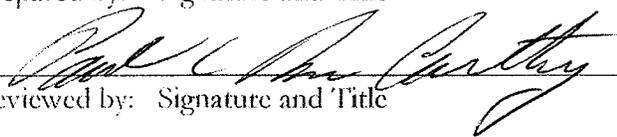
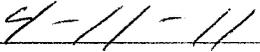
FINDINGS FOR ADDENDUM:

Section 15164 (b) of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to an adopted Negative Declaration if only minor technical changes or additions to the document are necessary or none of the conditions described in Section 15162 are present which call for a subsequent negative declaration. Staff of the Department of Regional Planning has determined that none of the conditions described in Section 15162 are present. The Amendment Map filed to modify Parcel Map Condition No. 13, Conditional Use Permit Condition No. 48, and Mitigation Monitoring Program Measure No. 16 is considered a minor technical change and is not anticipated to result in any new significant environmental effects or a substantial increase in the severity of previously identified effects.

Therefore, this Addendum to the previously approved Mitigated Negative Declaration adopted on December 3, 2008, which is attached hereto, provides adequate environmental analysis for the project as currently amended. Additional environmental analysis associated with the modification of approved conditions and adopted mitigation measures is not required as impacts have been analyzed in the previous environmental document. The following Environmental Documentation provides a brief explanation of the decision not to prepare a subsequent EIR or negative declaration pursuant to CEQA Guidelines Section 15162.

ENVIRONMENTAL DOCUMENTATION

The requested proposal is for a discretionary approval of an Amendment Map (RAM PM060030-1) proposal to modify Parcel Map Condition No. 13, Conditional Use Permit Condition No. 48, and Mitigation Monitoring Program Measure No.16, which prior to issuance of any building permit, requires the installation of improvements at Hasley Canyon Road and I-5 (Interstate 5/Golden State Freeway) interchange (roundabout), and the Commerce Center Drive at State Route (SR) 126 Interchange (Grade Separation). The Hasley Canyon at I-5 interchange and installation of all improvements has been completed and reviewed by the Los Angeles County Department of Public Works' Traffic and Lighting Division, with their determination having been made that the new interchange provides sufficient capacity to accommodate traffic generated by the project, as stated in their letter dated December 16, 2010 to Austin Foust Associates, Inc. The impacts from the project, as per Mitigation Measure No. 16, have been partially mitigated with the new Hasley Canyon at I-5 Interchange and will be removed from the requirements of Mitigation Measure No. 16. However, Public Works' Traffic and Lighting Division also determined in their letter that the traffic generated by the project and other related projects will continue to have a cumulative impact at the intersection of Commerce Center Drive and SR-126 Interchange (Grade Separation). The project is allowed to continue with clearance for the issuance of building permits, provided that the project's developer(s) first pay the required fees to the proposed Westside Bridge and Thoroughfare District, which will include the grade separation improvement project needed to mitigate the project's cumulative impact at the intersection of Commerce Center Drive and State Route 126. Per Public Works, if the Westside Bridge and Thoroughfare District is not in place prior to final recordation of the first map associated with the project, then the project's developer(s) shall pay its pro rata share of 5.8 percent as calculated in the project's 2007 traffic impact analysis. All payments must be initiated and/or completed prior to the issuance of building permits. Mitigation Measure No. 16 will be modified to reflect this. These modifications are considered to be minor technical changes and do not constitute the necessity for a subsequent EIR or negative declaration to be prepared pursuant to CEQA Guidelines Section 15162.

 _____ Prepared by: Signature and Title	PRPA	 _____ Date
 _____ Reviewed by: Signature and Title		 _____ Date

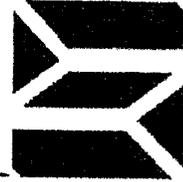
MITIGATION MONITORING PROGRAM
PROJECT NO. 03-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>(add left-turn lane). West approach: One shared left/right-turn lane and one exclusive right-turn lane (convert left-turn lane to shared left/right-turn lane). Install traffic signal.</p> <p>16. The installation of improvements at the following locations will mitigate cumulative impacts due to the project, and are required to be completed in place and operational. The project's developer(s) must pay required fees to the proposed Westside Bridge and Thoroughfare District, which will include improvements to the following specified interchange (grade separation), or pay its pro rata share of 5.8 percent as calculated in the project's 2007 traffic impact analysis if the Westside Bridge and Thoroughfare District is not in place prior to final recordation of the first map associated with the project. All payments must be initiated and/or completed before any building permits are issued:</p> <ul style="list-style-type: none"> • <u>Hasley Canyon at I-5 Interchange (Roundabout)</u> • <u>Commerce Center Drive at SR-126 Interchange (Grade Separation)</u> <p>17. The project along with other related projects will significantly impact the following County intersections. The project shall contribute its proportionate share of the cost for the following mitigation measures:</p> <ul style="list-style-type: none"> • <u>Commerce Center Drive at Witherspoon Parkway.</u> <p>North approach: Two through</p>				

MITIGATION MONITORING PROGRAM
PROJECT NO. 03-238, PM060030

Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>lanes, one shared through/right-turn lane, and one exclusive right-turn lane (convert one through-lane to shared through/right-turn lane).</p> <p>The project's pro-rata share is 31 percent.</p> <p><u>Commerce Center Drive at Franklin Parkway:</u></p> <p>South approach: Two left-turn lanes and three through-lanes (add left-turn lane).</p> <p>West approach: One left-turn lane and two right-turn lanes (add right-turn lane).</p> <p>The project's pro-rata share is 24 percent.</p> <p><u>The Old Road at Henry Mayo Drive:</u></p> <p>West approach: Two left-turn lanes and one free-flow right-turn lane (add left-turn lane).</p> <p>The project's pro-rata share is 1 percent.</p> <p>Conceptual plans and cost estimates for these improvements shall be submitted to Public Works for review and approval prior to map recordation.</p>				
<p>Emergency Services</p> <p>18. The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities which are required by new commercial, industrial or residential development in an amount</p>	<p>Payment for implementation of emergency services measures to be paid prior to commencement of construction.</p>	<p>Monitoring to occur prior to issuance of building permits.</p>	<p>Applicant</p>	<p>Los Angeles County Public Works and Fire Department</p>

*Memo
Amendment Letter
CUP mod. to
Condition #13*



SIKAND

February 10, 2011

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

Engineering
Planning
Surveying

15230 Burbank Blvd., Suite 100
Van Nuys, CA 91411-3586

Tel: 818/787-8550
Fax: 818/901-7451
E-mail: info@sikand.com

Attn: Ramon Cordova

Subject: TPM 60030
STERLING GATEWAY INDUSTRIAL PARK

Dear Mr. Cordova:

In accordance with condition #13 of the County approval which requires that the mitigation measures are to be contained in the subdividers annual compliance status report for the Mitigation Monitoring Program (MMP), we are requesting that condition #16 of the MMP and condition #12 of the Road Requirements along with condition #48 of the CUP be modified in accordance with the updated Traffic Impact Analysis dated November 23, 2010 by Austin-Foust Associates, Inc and approved by DPW on December 16, 2010. The completion of the roundabout on Hasley Canyon Road at the I-5 interchange has mitigated impacts due to the project to the extent that all of the total project can be developed prior to the completion of the grade separation for Commerce Center Drive at the SR-126 interchange.

Your early review and approval of this request will be appreciated. If any additional information is required, please feel free to contact us.

Very truly yours,

A handwritten signature in black ink, appearing to read "Matt Benveniste". The signature is fluid and cursive.

Matt Benveniste
Senior Planner

Attachment: Land Development Application and Zoning Permit

cc: 1) Austin Foust
2) Sterling Gateway

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
PARCEL MAP NO. 60030 (Amend.)

Page 1/1

LETTER DATED 02-10-2011

We have no objection to the amendment request to modify certain road conditions of approval for Parcel Map No. 60030. The following reports/conditions are recommended for inclusion in the conditions of tentative approval:

1. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.
2. Comply with the attached 6-page Road/Traffic conditions to the satisfaction of Public Works.

HW

Prepared by Henry Wong
pm60030L-Amend(02-10-11).doc

Phone (626) 458-4910Date 03-07-2011

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

1. Comply with the mitigation measures identified in the attached December 16, 2010 memoranda/letter from Traffic and Lighting Division to the satisfaction of Public Works.
2. Conform with all previously approved road conditions to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza
pm60030r-amend

Phone (626) 458-4921

Date 03-07-2011

The following revised conditions are recommended for inclusion in the Conditional Use Permit conditions of approval:

1. Comply with the mitigation measures identified in the attached December 16, 2010 memoranda/letter from Traffic and Lighting Division to the satisfaction of Public Works.
2. Prior to the issuance of any building permit, the installation of improvements at the Hasely Canyon at I-5 Interchange (Roundabout) location will mitigate impacts due to the project and are required to be completed in place and operational. (This supercedes the CUP condition #48 on page 7).
3. Conform with all previously approved road conditions to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza
pm60030r-amend

Phone (626) 458-4921

Date 03-07-2011



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

December 16, 2010

Mr. Daryl Zerfass
Austin-Foust Associates, Inc.
2223 Wellington Avenue, Suite 300
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

**STERLING GATEWAY INDUSTRIAL
TENTATIVE PARCEL MAP NO. 060030
TECHNICAL NOTES (NOVEMBER 23, 2010)
CASTAIC JUNCTION AREA**

As requested, we have reviewed the Technical Notes dated November 23, 2010, for the proposed Sterling Gateway Industrial Site project located in the unincorporated County of Los Angeles area of Castaic Junction. This letter supercedes our letter dated November 15, 2010, (copy enclosed) as part of our review of the Technical Notes dated October 11, 2010.

We concur with the Technical Notes dated October 11, 2010, and November 23, 2010, that the recently constructed Hasley Canyon Road at Interstate 5 Freeway Interchange provides sufficient capacity to accommodate traffic generated by the project. We also recognize that the Technical Notes dated October 11, 2010, did not conduct a Level of Service analysis for determining a project's specific impact in accordance with our guidelines. Consequently, the Technical Notes dated November 23, 2010, provides an updated traffic impact analysis based on current traffic counts and a revised trip distribution due to the completion of the Hasley Canyon Road at Interstate 5 Freeway Interchange.

We generally agree with the Technical Notes dated November 23, 2010, that the traffic generated by the project alone will not have a significant impact to County roadways or intersections in the area. We also agree that the traffic generated by the project and other related projects will have a cumulative impact at the intersection of Commerce Center Drive and State Route 126. The project shall pay fees to the proposed Westside

Daryl Zerfass
December 16, 2010
Page 2

Bridge and Thoroughfare District which will include the grade separation improvement project needed to mitigate the project's cumulative impact at the intersection of Commerce Center Drive and State Route 126. If the Westside Bridge and Thoroughfare District is not in place prior to final recordation of the first map associated with the project, then the project shall pay its pro rata share of 5.8 percent as calculated in the project's 2007 traffic impact analysis.

If you have any questions regarding the review of the document, please contact Mr. Gerald Ley of our Traffic Studies Section at (626) 300-4822.

Very truly yours,

GAIL FARBER
Director of Public Works



DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

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Enc.

cc: Department of Regional Planning (Paul McCarthy)
Sterling Gateway (Hunt Williams)

bc: Land Development (Nyivih)



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: T-4

November 15, 2010

Mr. Daryl Zerfass
Austin-Foust Associates, Inc.
2223 Wellington Avenue, Suite 300
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

**STERLING GATEWAY INDUSTRIAL
TENTATIVE PARCEL MAP NO. 060030
TECHNICAL NOTES (OCTOBER 11, 2010)
CASTAIC JUNCTION AREA**

As requested, we have reviewed the Technical Notes dated October 11, 2010, for the proposed Sterling Gateway Industrial project and generally agree that the recently reconstructed Hasley Canyon Road freeway interchange provides additional capacity that can be utilized by the project traffic.

As shown in Table 3 of the technical notes, the off-site intersection of Commerce Center Drive at State Route 126 remains a project-specific impact. The triple left-turn lanes along with widening of the east approach to include three eastbound lanes will mitigate this impact. However, the anticipated schedule to complete the construction of the planned grade separation at Commerce Center Drive at State Route 126 is now August 2013. We prefer that the subject development provide contribution commensurate with its cumulative traffic impact towards the \$50 million grade separation. The grade separated intersection will be required to be operational before issuance of a certificate of occupancy of the subject development. If the schedule of the grade separation is determined to be incompatible with the occupancy of the subject development, then the applicant is to work with Caltrans in securing their approval of the aforementioned triple left-turn lanes mitigation measure.

Mr. Daryl Zerfass
November 15, 2010
Page 2

If you have any questions regarding the review of the document, please contact Mr. Gerald Ley of our Traffic Studies Section at (626) 300-4822.

Very truly yours,

GAIL FARBER
Director of Public Works



DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

GL:sd

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cc: Department of Regional Planning (Paul McCarthy)
Sterling Gateway (Hunt Williams)

bc: Land Development (Nyivin, Burger, Narag)



COUNTY OF LOS ANGELES

PP - Pamon

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60030 Map Date February 10, 2011 - Amendment Letter

C.U.P. 03-238 Vicinity Val Verde

- 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 902 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 "Fuel Modification Plan" shall be submitted and approved prior to final 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 for modification of approved conditions as addressed on the Amendment Letter. All other conditions and requirements set by the Fire Department are still applicable to this project.

By Inspector: Juan C. Padilla Date March 9, 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 60030 Tentative Map Date February 10, 2011 - Amendment Letter

Revised Report yes

- 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.
- Upgrade 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 for modification of approved conditions as addressed on the Amendment Letter. All other conditions and requirements set by the Fire Department are still applicable to this project.**

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 March 9, 2011



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



PARK OBLIGATION REPORT

Tentative Map #	60030	DRP Map Date:	02/10/2011	SCM Date:	03/10/2011	Report Date:	02/28/2011
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:

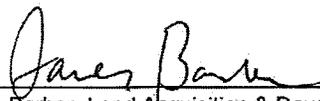
No trails.

Comments:

Modification of certain conditions of approval for TPM 60030.

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 01, 2011 13:26:58
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	60030	DRP Map Date: 02/10/2011	SMC Date: 03/10/2011	Report Date: 02/28/2011
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

KENNETH MURRAY, REHS
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Parcel Map No. 060030

Vicinity: Val Verde

Amendment Letter Date: February 10, 2011

The Los Angeles County Department of Public Health – Environmental Health Division has no objection to the requested modifications of conditions of approval for Vesting Tentative Parcel Map 060030. The following conditions still apply and remain in effect:

1. Public water shall be supplied by the Valencia Water Company.
2. Sewage disposal shall be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District No. 32.

Prepared by: Ken Habaradas

Phone: (626) 430-5382

Date: March 4, 2011

Kit