

Hearing Officer Transmittal Checklist

Hearing Date
10/15/2013

Agenda Item No.
11

Project Number: 03-238-(5)

Case(s): CUP Modification No. 201300057
Amended Vesting Tentative Parcel Map No. 060030-3
Amended Exhibit Map No. 060030-2
Addendum to MND No. 03-238

Planner: Jodie Sackett, Land Divisions

- Project Summary
- Property Vicinity Map
- Staff Analysis , *Amendment Report*
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings *CUP Mod.*
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Other: CUP Mod Addendum , *Subdivision Committee Reports*

Reviewed By: *Nooshii Paudyal*



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

PROJECT NUMBER

03-238-(5)

HEARING DATE

10/15/13

PROJECT SUMMARY

REQUESTED ENTITLEMENTS

CUP Modification No. 201300057
 Vesting Tentative Parcel Map No. 060030-3
 Amended Exhibit Map No. 060030-2
 Addendum to MND No. 03-238

OWNER / APPLICANT

Sterling Gateway LP (Hunt Williams)

MAP/EXHIBIT DATE

8/14/13

PROJECT OVERVIEW

Amendment to the approved tentative map conditions:

1. (Regional Planning) Delete Conditions 8 & 10 referring to condominium units.
2. (Public Works) Delete Subdivision Conditions 8 & 9 referring to condominium units.
3. (Public Works) Revise Road Condition 14 to pay B&T fees prior to building permits instead of prior to final map.

Modification of the approved CUP conditions:

1. Revise Condition 23 to reduce the required parking from 2,805 to 1,531; eliminate reference to the "small lot alternative"; and update the exhibit "A" approval date.

Amendment to the approved exhibit map:

1. Eliminate 1,274 parking spaces and revise the parking configuration on each lot
2. Depict all proposed landscaped areas
3. Add pedestrian entrance locations to buildings ("black dot")
4. Depict accessible parking walkway striping to buildings
5. Label van-accessible stalls
6. Delete the "industrial condos" table
7. Delete condo information in the lot table
8. Delete condo unit numbering and condo partition lines
9. Add new Note 12 indicating that all four oak trees have been removed per the approved OTP

LOCATION

Westerly terminus of Witherspoon Parkway, between Del Valle Road and Avenue Penn, Castaic

ACCESS

Witherspoon Parkway

ASSESSORS PARCEL NUMBER(S)

3271-005-033, 3271-028-106

SITE AREA

116.6 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Newhall

LAND USE DESIGNATION

IO (Industrial)

ZONE

MPD-DP, M-1.5.-DP

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Castaic CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to the MND with no increased or additional impacts anticipated.

KEY ISSUES

- Project satisfies CUP modification burden of proof
- Minor changes will reduce hardscape and improve aesthetics
- Staff recommends approval

CASE PLANNER:

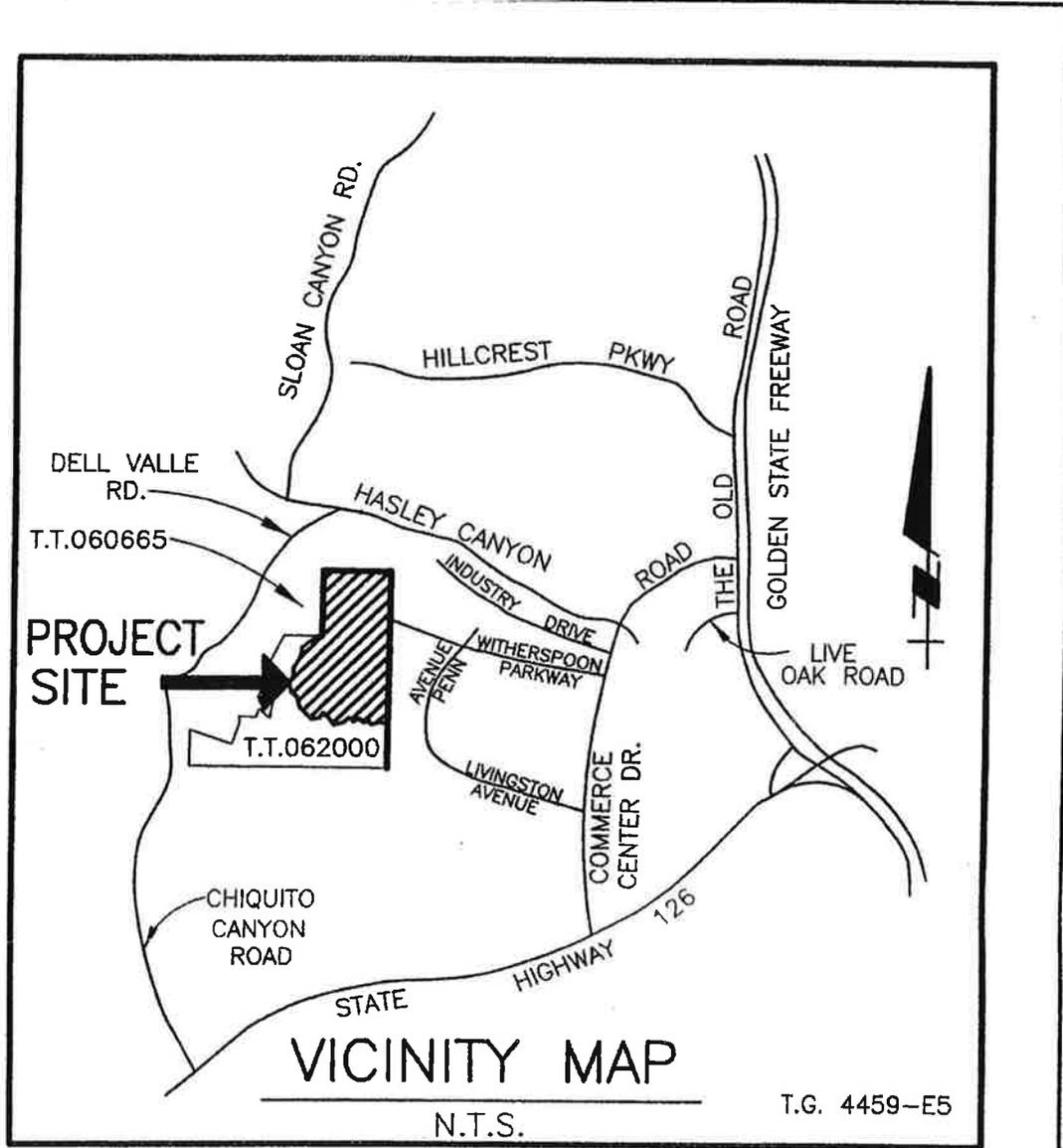
Jodie Sackett

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

jsackett@planning.lacounty.gov



PROJECT SITE

T.T.060665

T.T.062000

VICINITY MAP

N.T.S.

T.G. 4459-E5



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 3, 2013

**TO: GINA NATOLI, AICP
HEARING OFFICER**

**FROM: JODIE SACKETT *JS*
LAND DIVISIONS SECTION**

**SUBJECT: CUP MODIFICATION NO. 201300057, AMENDED VESTING TENTATIVE
PARCEL MAP NO. 060030-3, AMENDED EXHIBIT MAP NO. 060030-2
("STERLING GATEWAY")
LOCATED AT THE WESTERLY TERMINUS OF WITHERSPOON PARKWAY,
BETWEEN DEL VALLE ROAD AND AVENUE PENN, CASTAIC**

**OCTOBER 15, 2013 HEARING OFFICER PUBLIC HEARING
AGENDA ITEM: 11**

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 for the creation of 31 industrial lots and five debris basin lots on 116.6 gross acres; Conditional Use Permit ("CUP") No. 03-238 to establish compliance with the 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 for the removal of four oak trees (non-heritage).

The first amended map was approved by a Hearing Officer on May 17, 2011, to modify Map Condition No. 13 to require the subdivider to pay Bridge and Thoroughfare Fees (pro-rata share) and/or install offsite road improvements prior to final map approval. The second amended map was approved by a Hearing Officer on February 19, 2013, to create five new open space lots out of portions of several of the approved industrial lots within the boundary of the approved map. Other minor corrections to map tables and notes were also approved.

CURRENT REQUEST

The following changes are being proposed:

Modification to the approved CUP conditions:

1. Revise Condition 23 to reduce the required parking from 2,805 to 1,531; eliminate reference to the "small lot alternative"; and update the exhibit "A" approval date.

Amendment to the approved tentative map conditions:

1. (Regional Planning) Delete Conditions 8 & 10 referring to condominium units.
2. (Public Works) Delete Subdivision Conditions 8 & 9 referring to condominium units.
3. (Public Works) Revise Road Condition 14 to pay B&T fees prior to building permits instead of prior to final map.

Amendment to the approved exhibit map:

1. Eliminate 1,274 parking spaces and revise the parking configuration on each lot.
2. Depict all proposed landscaped areas.
3. Add pedestrian entrance locations to buildings ("black dot").
4. Depict accessible parking walkway striping to buildings.
5. Label van-accessible stalls.
6. Delete the "industrial condos" table.
7. Delete condo information in the lot table.
8. Delete condo unit numbering and condo partition lines.
9. Add new Note 12 indicating that all four oak trees have been removed per the approved OTP.

STAFF EVALUATION

CUP Modification Conditions

The associated CUP modification to Condition No. 23 of CUP No. 03-238 is to reduce the required parking count for the overall project, and eliminate conditions referring to a condominium development. These changes are necessary in order for the CUP conditions to be consistent with the amended exhibit map design (related to the number of parking stalls depicted), and for the CUP conditions to be consistent with the amended map conditions and overall intent of the applicant to move forward with an industrial fee lot project and not develop condominium units.

The draft text language of the modification to Condition No. 23 can be found in the attached CUP Addendum.

Amended Map Conditions

The original map approval authorized the creation of 31 industrial lots also in addition to a "small lot alternative" for an industrial condominium development. The applicant wishes to proceed with the first configuration (fee industrial lots) and does not desire to develop industrial condominiums. Thus, the original map conditions must be amended to eliminate all reference to a condominium development. Failure to do so would cause problems during the final map review stage, since only one version of the development (fee lots or condos) can be recorded and not both. Given this fact, the applicant is requesting to delete all conditions related to condominiums, which staff agrees is necessary and appropriate. Although no longer developed as a condominium project, the project and all of its common areas, to include landscaping, parking lots and driveways, will be maintained by a Building Owners Association, and easements will be provided throughout the development ensuring access to all industrial lots from the abutting public roads.

Related to other conditions, the applicant is requesting to pay the required Bridge and Thoroughfare fees prior to building permit issuance instead of prior to final map approval. Public Works has approved this request to amend its conditions and allow the fee payment at a later stage of development.

The amended map conditions can be found in the attached Amendment Report and attached amended reports of the Subdivision Committee.

Exhibit Map Changes

The associated exhibit map changes are requested by the applicant in order to reduce the overall number of parking stalls, reconfigure parking, eliminate reference to condominiums, and make other minor additions and corrections to the exhibit map. These changes are necessary in order to implement the applicant's intent to reduce overall project parking and move forward with an industrial fee lot project. The requested parking reduction is unrelated to the request to eliminate the condominium aspect of the project. The parking reduction will result in more permeable surface area and landscaping throughout the development, and the reduced parking footprint will not result in an expansion of overall building lot coverage. The resulting number of parking spaces as depicted on the amended exhibit map complies with the zoning ordinance for the minimum required number of parking and loading spaces, and exceeds the minimum parking space requirement by 59 spaces (1,472 required and 1,531 provided). In addition, handicap-accessible stalls (and van-accessible stalls) have been depicted and added to the exhibit map, along with main pedestrian entrance locations for each building. The added landscaping will be maintained by a Building Owner's Association and will utilize drought-tolerant and native plant species in the planting plan. Overall, staff supports the reduced parking footprint, as it reduces impervious surface area and creates a more aesthetically attractive development. The other requested exhibit map changes are necessary for consistency with the associated amended map and CUP modification conditions, the applicant's overall intent to develop a fee lot project, and design clarity related to vehicles and pedestrians.

The amended exhibit map depicting the above changes is attached.

Environmental Determination

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously-adopted MND ("Addendum") if changes or additions to the document are necessary but none of the conditions described in Section 15162 are present. Staff has determined that none of the conditions described in Section 15162 are present, and, therefore, that an Addendum is the appropriate document for the subject amended map request. The elimination of condominium conditions, reduction of parking spaces and impervious surface area, and other minor design changes, with no expansion of development proposed, will not constitute a substantial increase in the severity of previously identified impacts and will not increase existing levels of traffic. No new environmental effects have been identified. No new information pertaining to the subject property or the environmental impacts of the existing development were discovered during the analysis of the amended map and associated entitlements, and the preparation of the Addendum.

Therefore, the subject Addendum to the previous MND adopted on December 3, 2008, provides adequate environmental analysis for the project. **The MND Addendum is attached.**

RECOMMENDATION

In view of the facts and analysis presented above, staff recommends that the Hearing Officer **approve** the requested CUP Modification, Amended Map, Amended Exhibit Map, and MND Addendum, subject to the attached reports, conditions and addenda.

All other conditions of the project shall remain as previously approved.

SUGGESTED MOTION:

"I move that CUP Modification No. 201300057, Amended Vesting Tentative Parcel Map No. 060030-3, Amended Exhibit Map No. 060030-2 and the Addendum to the Mitigated Negative Declaration be approved, subject to the attached reports, conditions and addenda."

NP:jds
10/3/13

Attachments: CUP addendum
CUP mod burden of proof
Amendment report with attached Subdivision Committee reports
MND addendum
Amended Exhibit Map/Exhibit "A" dated 8-14-13
Applicant's amendment request letter

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 03-238-(5)
CUP MODIFICATION NO. 201300057**

1. The Los Angeles County Hearing Officer ("Hearing Officer") conducted a duly noticed public hearing in the matter of Conditional Use Permit Modification ("CUP Mod") No. 201300057 on October 15, 2013. CUP Mod No. 201300057 was heard concurrently with Amended Vesting Tentative Parcel Map No. 060030-3 and Amended Exhibit Map No. 060030-2.
2. CUP Mod No. 201300057 is a request to modify CUP Condition 23 to reduce the required parking from 2,805 to 1,531; eliminate reference to the "small lot alternative"; and update the exhibit "A" (exhibit map) approval date to August 14, 2013.
3. The associated amended map is for an amendment to conditions only (no map changes proposed), to eliminate Conditions 8 and 10 of the vesting tentative map approved by the Los Angeles County Regional Planning Commission on December 3, 2008.
4. The associated amended exhibit map dated August 14, 2013 is for the following:
 - Eliminate 1,274 parking spaces and revise the parking configuration on each lot
 - Depict all proposed landscaped areas
 - Add pedestrian entrance locations to buildings ("black dot")
 - Depict accessible parking walkway striping to buildings
 - Label van-accessible stalls
 - Delete the "industrial condos" table
 - Delete condo information in the lot table
 - Delete condo unit numbering and condo partition lines
 - Add new Note 12 indicating that all four oak trees have been removed per the approved OTP
5. Approval of this request is contingent upon the approval of the aforementioned amended map and amended exhibit map requests.
6. If this CUP modification is denied at the public hearing and the denial is sustained by any subsequent appeals, the subdivider may proceed with the development approved under previous approvals once the final map is recorded.
7. Only items proposed for modification can be considered by the Hearing Officer at the public hearing. All other project features and conditions remain as previously approved.
8. The subject site is located at the westerly terminus of Witherspoon Parkway between Del Valle Road and Avenue Penn., within the Newhall Zoned District.
9. The irregularly-shaped property is 116.6 gross acres (69.6 net acres) in size with variably-sloping terrain, and is currently vacant and undeveloped.

PROJECT NO. 03-238-(5)
CUP MODIFICATION NO. 201300057
FINDINGS

Page 2 of 3

10. Access to the proposed development is provided by the westerly extension of Witherspoon Parkway, an 84-foot-wide public street and proposed "A" Street, an 84-foot –wide public street lying west of Avenue Penn.
11. The property is located within the IO (Industrial Office) land use category of the updated Santa Clarita Valley Area Plan ("OVOV").
12. Surrounding land uses include IO, RL5 (Rural Land, 1DU/5ac), H2 (Residential, 2 DU/ac), and RL2 (Rural Land, 1DU/2 ac).
13. The project site is currently zoned MPD-DP (Manufacturing Planned Development-Development Program) and M-1.5-DP (Restricted Heavy Manufacturing-Development Program) which was established by Ordinance No. 2002-0003Z and became effective on February 7, 2002.
14. Surrounding zoning includes A-2-2 (Heavy Agricultural-Two Acre Minimum Required Lot Area) R-1, and M-1.5-DP.
15. As of date, staff has received no correspondence for the subject CUP modification and associated requests.
16. During the October 15, 2013 Hearing Officer public hearing, the Hearing Officer heard a presentation from staff and testimony from the applicant. No other testimony was heard.
17. During the October 15, 2013 Hearing Officer public hearing, the Hearing Officer discussed the proposed project and made the following comments **[RESERVED]**.
18. The Hearing Officer finds that the burden of proof for the CUP modification has been satisfied as required by Section 22.56.040. The requested modification is necessary to change the project to a "fee lot only" development and reduce the required number of parking spaces for the overall project. The proposed changes result in a more attractive and environmentally-sustainable industrial development while maintaining sufficient access and parking to accommodate anticipated traffic and vehicle needs.
19. The Hearing Officer finds that approval of the CUP modification will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the previously approved conditional use permit. The proposed changes to the development do not result in an expansion of the development footprint (to include overall building lot coverage and grading) and thus are consistent with the intent of the original conditions and the overall scope of the development.
20. The Hearing Officer finds that approval of the modification is necessary to allow the reasonable operation and use granted in the conditional use permit. The modification request will allow the development of the project to move forward into successive phases that will ensure it gets fully constructed and occupied, contributing to the economy of the local community and the overall County.

21. Future development on the proposed parcels shall comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.
22. An Addendum to the project Mitigated Negative Declaration (MND) has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. It was determined that, none of the conditions described in Section 15162 are present, and, therefore, that an Addendum is the appropriate document for the subject request. The reduction of parking spaces and impervious surface area, and other minor design changes, with no expansion of development proposed, will not constitute a substantial increase in the severity of previously identified impacts and will not increase existing levels of traffic. No new environmental effects have been identified. No new information pertaining to the subject property or the environmental impacts of the existing development were discovered during the analysis of this CUP Modification and the associated amended tentative map and exhibit map, and the preparation of the Addendum.
23. After consideration of the Addendum to the MND and the MND itself, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the proposed request will have a significant effect on the environment, finds the Addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the Addendum.
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 Los Angeles 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.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the burden of proof for the conditional use permit as modified has been satisfied as required by Section 22.56.040;
- B. That approval of the application will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the previously approved conditional use permit; and
- C. That approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a condition use permit modification as set forth in Section 22.56.1630 of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Conditional Use Permit Modification 201300057 is approved subject to the attached conditions.

**ADDENDUM TO CONDITIONAL USE PERMIT
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 03-238-(5)
CONDITIONAL USE PERMIT NO. 03-238
CONDITIONAL USE PERMIT MODIFICATION NO. 201300057**

MINOR MODIFICATION OF CONDITION NUMBER 23 OF CUP NO. 03-238

Pursuant to Section 22.56, Part 11 of the County Zoning Ordinance (Conditional Use Permit – Modifications or Eliminations of Conditions), and in conformance with the Hearing Officer approval action regarding minor modification to Conditional Use Permit No. 03-238 on October 15, 2013. Condition Number 23 of the originally approved Conditional Use Permit 03-238 is hereby modified as follows:

1. Condition No. 23, as previously approved, read as follows:

A minimum of 2,802 automobile parking spaces, as depicted on the approved "Small Lot Alternative" Exhibit "A" (dated October 16, 2007) or on an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least 21 guest parking spaces distributed throughout the project site as depicted on the approved "Small Lot Alternative" Exhibit "A" (dated October 16, 2007) or an approved revised Exhibit "A". The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&Rs.

Condition No. 23 now reads as follows:

A minimum of 1,531 automobile parking spaces, as depicted on the amended exhibit map/exhibit "A" dated August 14, 2013, or on an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&Rs.

2. All other conditions of CUP 03-238 remain as previously approved.
3. Prior to the use of this grant, the terms and conditions of the modification shall be recorded in the office of the Los Angeles County Recorder.

BY: _____

**Gina Natoli, Hearing Officer
Department of Regional Planning
County of Los Angeles**



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

Applicant: Sterling Gateway LP; Hunt Williams Managing Partner

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

See Attachment A.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

Attachment A

Burden of Proof Statements for Minor Modification to Condition No. 23 of CUP No. 03-238-(5) Project No. 03-238-(5)

The applicant is seeking a minor modification to condition no. 23 of CUP No. 03-238-(5) ("CUP"). Condition no. 23 of the CUP currently reads as follows:

"A minimum of 2,802 automobile parking spaces, as depicted on the approved 'Small Lot Alternative' Exhibit 'A' (dated October 16, 2007) or on an approved revised Exhibit 'A', shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least 21 guest parking spaces distributed throughout the project site as depicted on the 'Small Lot Alternative' Exhibit 'A' (dated October 16, 2007) or an approved revised Exhibit 'A'. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided in the CC&R's."

The applicant proposes to modify the language of condition no. 23 of the CUP to the following:

"Automobile parking spaces shall be provided and continuously maintained on the subject property in conformance with the parking requirements for uses authorized under this grant specified in Section 22.52.1070 *et seq.* of the County Code, as depicted on the approved Exhibit "A" or on a subsequently approved Revised Exhibit "A". Such vehicle parking spaces shall be developed to the specifications listed in Section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile or truck repair or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the CC&R's."

Applicant's CUP Burden of Proof Findings:

- A. The number of parking spaces (2,802) required for the project per condition no. 23 of CUP 03-238-(5) ("CUP") is grossly excessive and bears no reasonable relationship to the actual parking needs of land uses authorized for development under the CUP and associated VTPM No. 60030 ("VTPM"). The applicant is seeking to modify this CUP condition to clarify that on-site parking will be provided for the project in conformance with parking requirements specified in the County Code for the project's approved industrial warehousing and/or office uses, as such uses may be developed on the subject property over time. The proposed CUP condition modification, which simply brings the project's parking requirements in-line with the County Code's parking requirements, will have no adverse impacts to the public's health, peace, comfort or welfare; will not be detrimental to the use, enjoyment or valuation of property of other persons located in the project's vicinity; and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- B.** As designed, the development plan meets all requirements regarding provision of adequate landscaping, parking, required setbacks, loading facilities and other applicable development features regulated by the County Code. Over time, as the individual buildings approved under the CUP and VTPM are brought forward for development on the subject property, the applicant will submit updated Revised Exhibit "A" plans, each of which will demonstrate compliance with the conditions of the CUP and VTPM, conformity with applicable County Code requirements, and substantial conformance with the original Exhibit "A" approved for the project.

- C.** With approval of the proposed CUP condition modification, the project will continue to be served by highways and streets of sufficient width, improved as necessary to carry the kind and quantity of traffic to be generated by the approved development. The proposed parking reduction will have no affect on public or private service facilities serving the project.

**LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
AMENDMENT REPORT**

**PROJECT NO. 03-238-(5)
AMENDED VESTING TENTATIVE PARCEL MAP NO. 060030-3**

Project: The original tentative map approval authorized the creation of 31 industrial lots and five debris basin lots on 116.6 gross acres.

Conditional Use Permit ("CUP") No. 03-238 was approved to establish compliance with the 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 was approved for the removal of four oak trees (non-heritage).

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

Map Date: October 16, 2007

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

Amended Map
Date: August 14, 2013

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 for the project and associated entitlements as described above. The first amended map was approved by a Hearing Officer on May 17, 2011, to modify Map Condition No. 13 to require the subdivider to pay Bridge and Thoroughfare Fees (pro-rata share) and/or install offsite road improvements prior to final map approval. The second amended map was approved by a Hearing Officer on February 19, 2013, to create five new open space lots out of portions of several of the approved industrial lots within the boundary of the approved map. Other minor corrections to map tables and notes were also approved.

CURRENT REQUEST

The following changes are proposed with this third amended map:

Amendment to the approved tentative map conditions:

1. (Regional Planning) Delete Conditions 8 & 10 referring to condominium units
2. (Public Works) Delete Subdivision Conditions 8 & 9 referring to condominium units
3. (Public Works) Revise Road Condition 14 to pay B&T fees prior to building permits instead of prior to final map

The applicant's original amendment request letter dated 4-16-13 is attached.

STAFF EVALUATION

Amended Map Conditions

The original map approval authorized the creation of 31 industrial lots also in addition to a "small lot alternative" for an industrial condominium development. The applicant wishes to proceed with the first configuration (fee industrial lots) and does not desire to develop industrial condominiums. Thus, the original map conditions must be amended to eliminate all reference to a condominium development. Failure to do so would cause problems during the final map review stage, since only one version of the development (fee lots or condos) can be recorded and not both. Given this fact, the applicant is requesting to delete all conditions related to condominiums, which staff agrees is necessary and appropriate. Although no longer developed as a condominium project, the project and all of its common areas, to include landscaping, parking lots and driveways, will be maintained by a Building Owners Association, and easements will be provided throughout the development ensuring access to all industrial lots from the abutting public roads.

Related to other conditions, the applicant is requesting to pay the required Bridge and Thoroughfare fees prior to building permit issuance instead of prior to final map approval. Public Works has approved this request to amend its conditions and allow the fee payment at a later stage of development.

Environmental Determination

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously-adopted MND ("Addendum") if changes or additions to the document are necessary but none of the conditions described in Section 15162 are present. Staff has determined that none of the conditions described in Section 15162 are present, and, therefore, that an Addendum is the appropriate document for the subject amended map request. The elimination of condominium conditions, reduction of parking spaces and impervious surface area, and other minor design changes, with no expansion of development proposed, will not constitute a substantial increase in the severity of previously identified impacts and will not increase existing levels of traffic. No new environmental effects have been identified. No new information pertaining to the subject property or the environmental impacts of the existing development were discovered during the analysis of the amended map and associated

entitlements, and the preparation of the Addendum.

Therefore, the subject Addendum to the previous MND adopted on December 3, 2008, provides adequate environmental analysis for the project.

RECOMMENDATION

Staff recommends **approval** of the following:

1. Amended Conditions for Vesting Tentative Parcel Map No. 060030-3 as shown below:

~~(DELETED) 8. Place a note or notes on the final map, to the satisfaction of Regional Planning, that this subdivision is approved as a industrial condominium project for a total of 31 industrial units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for the units.~~

~~(DELETED) 10. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveways for access and the guest parking spaces throughout the subdivision.~~

2. The attached Los Angeles County Subdivision Committee amended reports:

Department of Public Works:

Land Development Division, Subdivision (8-29-13)

Land Development Division, Drainage (8-30-13)

Geotechnical and Materials Engineering Division, Geology/Soils (8-29-13)

Land Development Division, Grading (9-3-13)

Land Development Division, Road (8-29-13)

Land Development Division, Sewer (9-3-13)

Land Development Division, Water (9-3-13)

Fire Department (9-4-13)

Department of Parks and Recreation - Park Obligation Report (9-12-13)

Department of Public Health (9-6-13); AND

All other conditions of the project shall remain as previously approved.

NP:jds
10/3/13

**ADDENDUM TO A MITIGATED NEGATIVE DECLARATION
FOR AMENDED VESTING TENTATIVE PARCEL MAP NO. 060030-3, AMENDED
EXHIBIT MAP NO. 060030-2, AND CUP MODIFICATION NO. 201300057**

PROJECT 03-238-(5)

BACKGROUND

On December 3, 2008, the Los Angeles County Regional Planning Commission approved Vesting Tentative Parcel Map No. 60030. The project involved a subdivision of 31 industrial lots and five debris basin lots on 116.6 gross acres, with 1.3 million square feet of industrial building space and 2,802 parking spaces in surface lots. Also approved with the tentative map was Conditional Use Permit No. 03-238 for development within the MPD zone and 2.4 million cubic yards of grading (balanced on-site); and Oak Tree Permit No. 03-238 for the removal of four oak trees (non-heritage). The approval included a Mitigated Negative Declaration ("MND"), pursuant to CEQA reporting requirements. The subject property is located south of Hasley Canyon Road, off Avenue Penn and Livingston Avenue, within The Newhall Zoned District and unincorporated community of Val Verde, Fifth Supervisorial District of Los Angeles County. The vesting tentative map has not yet recorded.

A first amendment to the vesting tentative map was approved by a Los Angeles County Hearing Officer on May 17, 2011. The amendment proposed a change to Condition of Approval No. 13, related to the rate and timing of payment of Bridge and Thoroughfare fees for a road grade separation for Commerce Center Drive and the State Route 126 interchange. A modification to the associated CUP Condition No. 48 was also approved, along with an MND Addendum for the above condition modifications and an update to the MMP related to the completion of improvements for traffic-related impacts at the Hasley Canyon Road and the I-5 (Golden State freeway) interchange.

A second amendment to the vesting tentative map was approved on February 19, 2013. The second amendment authorized creation of five new open space lots out of portions of several of the approved industrial lots within the boundary of the approved map. Other minor corrections to map tables and notes were also approved. An MND Addendum for the second amendment was also approved.

A third amendment to the vesting tentative map was filed by the applicant on April 17, 2013. The proposed changes are detailed below.

PROPOSED CHANGES TO PROJECT

Amendment to the approved tentative map conditions:

1. (Regional Planning) Delete Conditions 8 & 10 referring to condominium units
2. (Public Works) Delete Subdivision Conditions 8 & 9 referring to condominium units
3. (Public Works) Revise Road Condition 14 to pay B&T fees prior to building permits instead of prior to final map

Modification of the approved CUP conditions:

1. Revise Condition 23 to reduce the required parking from 2,805 to 1,531; eliminate reference to the "small lot alternative"; and update the exhibit "A" approval date.

Amendment to the approved exhibit map:

1. Eliminate 1,274 parking spaces and revise the parking configuration on each lot
2. Depict all proposed landscaped areas
3. Add pedestrian entrance locations to buildings ("black dot")
4. Depict accessible parking walkway striping to buildings
5. Label van-accessible stalls
6. Delete the "industrial condos" table
7. Delete condo information in the lot table
8. Delete condo unit numbering and condo partition lines
9. Add new Note 12 indicating that all four oak trees have been removed per the approved OTP

ADDENDUM DETERMINATION

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously-adopted MND ("Addendum") if changes or additions to the document are necessary but none of the conditions described in Section 15162 are present. Staff has determined that none of the conditions described in Section 15162 are present, and, therefore, that an Addendum is the appropriate document for the subject amended map request. The elimination of condominium conditions, reduction of parking spaces and impervious surface area, and other minor design changes, with no expansion of development proposed, will not constitute a substantial increase in the severity of previously identified impacts and will not increase existing levels of traffic. No new environmental effects have been identified. No new information pertaining to the subject property or the environmental impacts of the existing development were discovered during the analysis of the amended map and the preparation of the Addendum.

Therefore, the subject Addendum to the previous MND adopted on December 3, 2008, which is available for inspection upon request, provides adequate environmental analysis for the project as currently amended.

NP:jds

Date 09-09-2013

TO: Nooshin Paidar
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Ramon Cordova/Rob Glaser/
Josh Huntington/Mi Kim/Donald Kress/Jeff Lemieux/Jodie Sackett/
Kim Szalay

FROM: Henry Wong/John Chin
Department of Public Works

PARCEL MAP NO. 60030L-REV 2 (Amended Exhibit "A" map Dated 08-14-13)

Public Works' report for NO SCM map dated _____.

Revised Public Works' report for map dated 08-14-2013.

Revised pages of Public Works' report for map dated 08-14-2013 as follows.

Subdivision = updated report consisting of 14 pages instead of 13 pages -

Road = Added Traffic & Lighting Division's comments for cost estimates for offsite improvements.

Revised Public Works' report clearing previous _____ denial(s).

Public Works still has _____ denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map may be filed.

Other:

CC: (Hart Williams & Ron Horn)

The following reports consisting of 14 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
9. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
10. The first unit of this subdivision shall be filed as Parcel Map No. 60030-01, the second unit, Parcel Map No. 60030-02, and the last unit, Parcel Map No. 60030.
11. Show open space lots on the final map and dedicate residential/industrial construction rights over the open space lots.
12. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
15. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
16. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
17. Grant ingress/egress and utility easements to the public over the private and future or future streets.

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

Page 3/3

PARCEL MAP NO. 60030 (Amend.) AMENDED TENTATIVE MAP DATED 10-18-2012
AMENDED EXHIBIT "A" MAP DATED 08-14-2013

18. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
19. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
20. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
21. 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.

Prepared by  John Chin

Phone (626) 458-4918

Date 08-29-2013

pm60030L-2-rev2 (AMENDED EXHIBIT A MAP DATED 08-14-2013).doc

http://planning.lacounty.gov/case/view/tentative_parcel_map_no_060030_conditional_use_permit_no_03_238_5_oak_tree_p/



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL NO.: 060030 AMENDED TENTATIVE MAP DATE: 10/18/2012
AMENDED EXHIBIT MAP DATE: 08/14/2013

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Revised Drainage Concept /Hydrology Study/ Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 5/22/13 to the satisfaction of Public Works.
2. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.
3. Obtain and record notarized drainage covenants, in a form approved by Public Works from all impacted offsite property owners, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants reference above do not constitute an offsite easement, license, title, or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. Show and label all natural drainage courses.
4. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Prior to Improvement Acceptance for Public Maintenance:

1. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Name Ernesto J Rivera Date 08/30/13 Phone (626) 458-4921
Ernesto J Rivera

**County of Los Angeles Department of Public Works
 GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
 GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925**

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

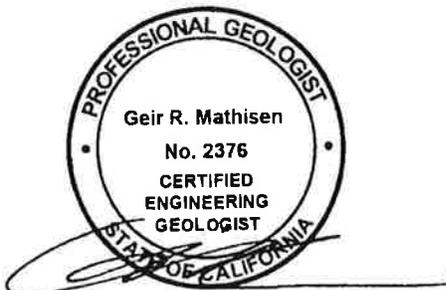
TENTATIVE PARCEL MAP 60030
 SUBDIVIDER Sterling Gateway
 ENGINEER Sikand
 GEOLOGIST & SOILS ENGINEER A.E. Seward Eng. Geology, Inc.

TENTATIVE MAP DATED 8/14/13 (Amend. Exhibit A)
 LOCATION Val Verde
 GRADING BY SUBDIVIDER [Y] (Y or N)
 REPORT DATE 9/12/06, 7/7/06, 10/7/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
5. The Soils Engineering review dated 8-29-13 is attached.



Reviewed by _____

Geir Mathisen

Date 8/29/13

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office _____
Job Number LX001129
Sheet 1 of 1

Tract 60030
Location Val Verde
Developer/Owner Sterling Gateway
Engineer/Architect Sikand
Soils Engineer Allan E. Seward Engineering Geology, Inc. (05-1132-3)
Geologist Allan E. Seward Engineering Geology, Inc.

DISTRIBUTION:
1 Drainage
1 Grading
1 Geo/Soils Central File
District Engineer
1 Geologist
1 Soils Engineer
1 Engineer/Architect

Review of:

Amended Exhibit Dated By Regional Planning 8/14/13
Soils Engineering and Geologic Reports Dated 9/12/06, 7/7/06, 10/7/05
Previous Review Sheet Dated 8/5/13

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below.

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
THE ONSITE SOILS HAVE LOW TO HIGH EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.



Prepared by _____

Date 8/29/13

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 60030-2 (Amend. Exh A Map- Rev2)

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AMENDED TENTATIVE EXHIBIT "A" MAP DATED 08-14-2013

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Comply with all previously approved conditions to the satisfaction of Public Works.

 Prepared by Tony Hui Phone (626) 458-4921 Date 09-03-2013

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

Page 1/1

PARCEL MAP NO. 60030 (Amend.) AMENDED TENTATIVE MAP DATE 10-18-2012
CUP 03-238 (Amend.) AMENDED EXHIBIT "A" MAP DATE 08-14-2013

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

1. Condition 14 is revised as follows: Prior to building permit issuance, pay the fees established by the Board of Supervisors for the Westside Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in effect at the time of permit issuance. The current applicable fee is \$21,970 per factored unit and is subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels/property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.
2. Condition 15 is revised as follows: If any ultimate improvements are constructed by the subdivider and accepted by the Los Angeles County Department of Public Works or if any fair share payments for ultimate improvement work are made and are included as District improvements in the Westside Bridge and Major Thoroughfare Construction Fee District, then the subdivider may be issued credits which may then be used within the Westside District. Reimbursements will only be made on improvements constructed by the subdivider that are included as District improvements and are deemed ultimate improvements (as opposed to interim improvements).
3. Comply with the mitigation measures identified in the June 20, 2007 memoranda/letter, updated Mitigation Monitoring Program (MMP) and the cost estimates for the offsite improvements identified in the August 12, 2013 memo from our Traffic and Lighting Division to the satisfaction of Public Works.
4. Conform with all other previously approved road conditions to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza
PM 60030r-amend exhibit rev2 2013-08-29.doc

Phone (626) 458-4921

Date 08-29-2013



DONALD L. WOLFE, 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

June 20, 2007

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

Dear Mr. Zerfass:

**STERLING INDUSTRIAL
PARCEL MAP NO. 60030
TRAFFIC IMPACT ANALYSIS (JUNE 2007)
CASTAIC JUNCTION AREA**

As requested, we have reviewed the subject document. The proposed project is west of Avenue Penn in the unincorporated County of Los Angeles area of Castaic Junction. The project will be accessed from Commerce Center Drive to Witherspoon Parkway and Livingston Avenue.

The proposed project is located on a 117-acre site adjacent to the Valencia Commerce Center. The project consists of 37 industrial lots, which will be developed with 1,221,360 square feet of industrial park uses. The project is estimated to generate approximately 7,300 vehicle trips daily, with 800 vehicle trips during both the a.m. and the p.m. peak hours.

We generally agree with the revised traffic study that the project alone will significantly impact the following County intersections. The following improvements shall be the sole responsibility of the project and made a condition of approval to be in place prior to the issuance of building permit.

Commerce Center Drive at Witherspoon Parkway

South approach: Two left-turn lanes and three through lanes (add left-turn lane).

Install traffic signal.

Mr. Daryl Zerfass
June 20, 2007
Page 2

Commerce Center Drive at Harrison Parkway

South approach: Two left-turn lanes and three through lanes (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.

Significant project impacts will also occur at the following locations. The County, along with Newhall Land and Caltrans, are in the process of constructing major regional interchange improvements at these locations. The installation of the improvements will mitigate the impacts due to the project. However, until these improvements are completed the project will have an unmitigated significant project impacts. Therefore, building permits shall be withheld until the following improvements are in place and operational.

Hasley Canyon at I-5 Interchange (Roundabout)

Commerce Center Drive at SR-126 Interchange (Grade Separation)

We also agree that 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:

Commerce Center Drive at Witherspoon Parkway

North approach: Two through lanes, one shared through/right-turn lane, and one exclusive right-turn lane (convert one through-lane to shared through/right-turn lane).

The project's pro-rata share is 31 percent.

Commerce Center Drive at Franklin Parkway

South approach: Two left-turn lanes and three through-lanes (add left-turn lane).

West approach: One left-turn lane and two right-turn lanes (add right-turn lane).

The project's pro-rata share is 24 percent.

Mr. Daryl Zerfass
June 20, 2007
Page 3

The Old Road at Henry Mayo Drive

West approach: Two left-turn lanes and one free-flow right-turn lane (add left-turn lane).

The project's pro-rata share is 1 percent.

Conceptual plans and cost estimates for these improvements shall be submitted to Public Works for review and approval prior to map recordation.

We also generally agree that the project will not have a significant impact on the Congestion Management Program-monitored intersection, arterials, or freeways in the area.

If you have any questions regarding the review of the document, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

DONALD L. WOLFE
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

PA: cn
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cc: Caltrans (Cheryl Powell)
City of Santa Clarita (Ian Pari)
Newhall Land (Barbara Fortman)

bc: Land Development (Sheridan, Witler, Wong)

August 12, 2013

TO: Anthony Nyivih
Land Development Division

Attention Andy Narag

FROM: Dean R. Lehman 
Traffic and Lighting Division

**STERLING INDUSTRIAL
PARCEL MAP 60030
COST ESTIMATES FOR OFFSITE IMPROVEMENTS - FEBRUARY 21, 2013
CASTAIC JUNCTION AREA**

We reviewed the cost estimates submitted by the developer for offsite improvements, pro-rata shares as part of the conditions established for Parcel Map 60030 in June 20, 2007.

We recommend that the developer enter into a secured agreement with this Department for the following pro-rata shares of the cost to implement mitigation measures prior to recordation of the final map:

- Commerce Center Drive at Witherspoon Parkway - \$2,558
- Commerce Center Drive at Franklin Parkway - \$4,950
- The Old Road at Henry Mayo Road - \$116

If you have any further questions, please contact Mr. Toros Gevorgyan of Traffic and Lighting Division, Traffic Studies Section, Extension 4744.

TG:la

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The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. We have identified potential mitigation measures for the existing sewer system within Commerce Center Drive (PC 12063AS). A sewer assessment district may be formed to fund these mitigation measures for the sewer portion from Hasley Canyon Road to The Old Road. If a sewer assessment district is formed, submit a proportional payment to fund these mitigation measures to the satisfaction of Public Works. If the sewer district is not formed by the recordation of this subdivision, provide a letter of credit in an amount to cover all identified mitigation measures per the approved sewer area study to the satisfaction of Public Works.
4. Include intermittent flow tests in the Mitigation Monitoring section of the California Environmental Quality Act documents to the satisfaction of Public Works. A cash deposit in the amount of \$10,000 shall be submitted to Public Works to guarantee performance of these flow tests.
5. The subdivider shall obtain a will serve letter and if necessary, request for annexation from the County Sanitation District. The request for annexation must be approved prior to final map approval.
6. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If applicable, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each commercial lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Provide a verification letter from the water purveyor indicating if recycle water is available in the area. If recycle water is available, install a separate water irrigation system for recycled water to the satisfaction of Public Works.





COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 60030 Map Date: August 24, 2013 - Amended Map/Conditions

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 approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department recommends approval of the proposed Amended Map and Conditions. All previously approved Fire Department requirements and conditions have not changed and are still applicable to this project. Further review of access compliance within each lot will be performed during the architectural plan review prior to building permit issuance.**

By Inspector: Juan C. Padilla Date September 4, 2013

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 60030 Map Date: August 24, 2013 - Amended Map/Conditions

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 recommends approval of the proposed Amended Map and Conditions. All previously approved Fire Department requirements and conditions have not changed and 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 September 4, 2013



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



PARK OBLIGATION REPORT

Tentative Map #	60030	DRP Map Date:	08/14/2013	SCM Date:	/ /	Report Date:	09/12/2013
Park Planning Area #	35B		CASTAIC/VAL VERDE			Map Type:	AMENDMENT

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:

This is a non-residential subdivision and is therefore exempt from the County's Quimby requirements.

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



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



PARK OBLIGATION WORKSHEET

Tentative Map #	60030	DRP Map Date:	08/14/2013	SMC Date:	/ /	Report Date:	09/12/2013
Park Planning Area #	35B		CASTAIC/VAL VERDE			Map Type:	AMENDMENT

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	3.54	0.0030	0	0.00
M.F. < 5 Units	2.37	0.0030	0	0.00
M.F. >= 5 Units	2.88	0.0030	0	0.00
Mobile Units	3.02	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	\$191,986	\$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	\$191,986	\$0



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

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Director of Environmental Health

JACQUELINE TAYLOR, MPA, REHS
Director, Bureau of Environmental Protection

PATRICK NEJADIAN, REHS
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Amended Exhibit Map No. 060030

Vicinity: Val Verde

Amended Exhibit Map Date: August 14, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Amended Exhibit Map 060030** based on the use of public water (Valencia Water Company) and public sewer (Los Angeles County Sanitation District No. 32) as proposed for the tentative tract map 060030. This Department approves the amended exhibit map.

Prepared by: Michelle Tsiebos Phone No. (626) 430-5382

Date: September 6, 2013

M.T.