



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

**PROJECT NUMBER**

TR060678

**HEARING DATE**

Pending/holds not cleared

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. TR060678  
Conditional Use Permit No. 200500150  
Oak Tree Permit No. 200500057  
Environmental Assessment No. 200500150  
EIR SCH No. Pending

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Newhall Land and Farming (Corey Harpole)

**MAP/EXHIBIT DATE:**

October 14, 2014

**SCM REPORT DATE:**

November 14, 2014

**SCM DATE:**

November 20, 2014

**PROJECT OVERVIEW**

The proposed project is a request for a Vesting Tentative Tract Map to create 948 lots on 1,745.7-acres site (gross) to develop 3,617 dwelling units, 66,400 square feet of commercial uses, recreation centers, parks, schools, open spaces and public facilities within the Newhall Ranch Specific Plan.

- 699 single-family residential units
- 29 multi-family lots for 2,918 multi-family apartments/condominiums
- One (1) retail commercial lot for 66,400 square feet of retail/commercial
- Five (5) recreation lots (including community recreation centers and private parks).
- Two (2) public park lots
- One (1) Elementary school lot
- One (1) Junior high school lot
- One (1) High school lot
- 156 open space lots (including landscape zones, trails, open space, Spineflower preserve and river)
- 30 public facility lots(including water quality basins, water tanks, drainage, sewer, lift station, future rail reservation, future SR-126 R/W utility corridor, and debris basins
- 23 street/access lots (including private and future+streets, private driveways and fire access)

CUP:

For development within an SEA (Santa Clara River), onsite grading in excess of 100,000 cubic yards and for the development of water tanks.

Oak Tree Permit:

1,066 oak trees will remain with no impacts, 82 (3 Heritage) are proposed to have temporary encroachments, and 380 (23 Heritage) oak trees are proposed for removal.

**MAP STAGE**

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

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  7<sup>th</sup> Revision:

**LOCATION**

South is State Route 126 and Santa Clara River, east and west of Long Canyon Road, west of the I-5, in the Santa Clarita Valley.

**ACCESS**

Magic Mountain Parkway to the east and Long Canyon Road to the north.

**ASSESSORS PARCEL NUMBER(S)**

2826-002-022, 2826-002-023, 2826-002-024, 2826-122-005, 2826-122-008, 2826-122-009, 2826-122-010, 2826-123-002

**SITE AREA**

1,745.7 Acres (gross)

**GENERAL PLAN / LOCAL PLAN**

Newhall Ranch Specific Plan (Pending Review)

**ZONED DISTRICT**

Newhall

**SUP DISTRICT**

5

**LAND USE DESIGNATION**

Low Medium (LM) /Medium (M), High Residential (H), Commercial, Open Space (OA)

**ZONE**

SP

**PROPOSED UNITS (DU/AC)**

3,617 (2.07 project average)

**MAX DENSITY/UNITS (DU/AC)****COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

EIR

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Diane Aranda (213) 974-1522 <a href="mailto:daranda@planning.lacounty.gov">daranda@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Hold	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**Tentative Map Revision Required: Reschedule for Subdivision Committee Meeting: Exhibit Map/Exhibit ~~Map~~ Revision Required: Reschedule for Subdivision Committee Reports Only: Revised Application Required: Other Holds (see below): **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**Tentative Map:

- Sheet 1- Include as part of the note on sheet 1 the type of lots (commercial, multi-family, single-family residential) that will be requesting a street frontage waiver along private streets and driveways.
- Sheet 3- Provide a trail connection from OF-4 and OF-5 to OF-6.
- Sheet 3- Insert trail connection between lots 93 and 94.
- Sheet 3- Please illustrate a trail connection from lot 145 to the adjacent trail.
- Sheet 5- Provide a trail connection from LCN 1A and LCN 1B to the trail opens space lots 194 and 195.
- Sheet 6- Lot number for lot adjacent to lot 578 is missing. Provide lot number for lot adjacent to lot 578.
- Sheet 6- Lots 336-355 are not listed in the table. The table lists lots 281-335 for planning area LCN-4.
- Sheet 6 . The table lists lots 202 and 203 as open space trails LDZ. The map calls out 203-204 as open space trails LDZ. Revise the table to match the map.
- Sheet 8- Provide trail connections to trails that are adjacent to LCS-1, LCS-2 and LCS-4.
- Sheet 9- Provide trail connection from LCS-5/ LCS-6 to the adjacent trail.
- Correctly label all trails (Community Local, Recreation, Joint with Utility Easement and River Trail) to illustrate conformance with Specific Plan Trails map.

Exhibit ~~Map~~:

- Sheet 1- Please provide the ~~Map~~ Street Tree Note+ to illustrate compliance with the Healthy Design Ordinance. (Section 21.32.160 (street) and 21.32.195 (onsite) (total linear frontage / 25 = total trees required). Pursuant to section 2.32.160 street trees are required; 21.32.195 onsite trees are required with 25-foot spacing and required street trees may be utilized as part of count.
- Sheet 2- Add ~~Map~~ the satisfaction of DRP+for 6 &7 under General Notes section.
- Sheet 3- OF-4 illustrates a 0 side yard setback. Provide at least a 5-foot setback for the side yard.
- Sheet 3 and Sheet 7 call-out incorrectly that there are 0 foot setbacks. Please accurately depict the accurate setback.
- Sheet 3- The Project Summary section for OF-6 calls-out lot no. 143 although the exhibit shows OF-6 with lot nos. 144 and 145. Provide the accurate lot numbers for OF-6.
- Further review is necessary to determine parking conformance.

- Provide a conceptual landscape plan.

Oak Tree Exhibit:

- The revised Oak Tree report is currently being reviewed by Forestry.
- Further review of oak tree report and exhibits is required.

Slope Density Analysis:

- Further review is required. Slope density overlay map shall be submitted for further review.

Healthy Design Ordinance (%HDO+):

Clear  Hold

1. Provide cul-de-sac pedestrian connections and pedestrian pathways from residential development to nearby parks, open space and recreational facilities.
2. Add internal pedestrian walkway standards for residential and commercial condo projects, minimum five-foot width and with a four-foot wide planting strip for residential projects with a density of 12 du/ac or more.
3. The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the single-family residential areas.

Administrative:

- Submit Burden of Proof for the SEA CUP.
- Update application to include the proposed second units.
- Provide a summary regarding the proposed plan amendment

Additional Materials:

- The project is required to meet the HDO standards.
- Submit covenants for external/on-site improvements
- Provide a conceptual landscape plan
- Provide Planning Notebook-
  - Land Use Statistical Comparison and Substantial Conformance Summary
  - Annotated Land Use Plan Statistical table
  - Landscape plan
  - Circulation Plan
  - Annotated Trails and Infrastructure table
  - List off-site improvements

Overall Comments:

1. Discuss design of multi-family lots, setbacks, inclusion of trail connections/ pedestrian pathways to parks, recreation centers and open space.
2. Revise the application to add project information regarding the request for second units.
3. Submit a Burden of Proof associated with the SEA CUP.

Other Notes:

1. Project is subject to Green Building requirements as determined by Public Works Title 31 and 12.84.
2. Project is subject to the Healthy Design Ordinance pursuant to Title 21 Subdivision Ordinance.
3. Map conditions are pending due to further review.

REGIONAL PLANNING HOLDS:

- Revised Tentative Map
- Revised Exhibit Map
- Environmental
- Oak Tree Permit
- Burden of Proof for SEA CUP/SEATAC

- Slope Density Map
- Landscape Conceptual
- General Plan/Specific Plan Consistency Determination
- Affordable Housing Program Consistency Determination
- Planning Notebook
- Reschedule for Subdivision Committee

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## **RESUBMITTAL INSTRUCTIONS**

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

- *A completed and signed Land Division application*
- *A signed and dated cover letter describing all changes made to the map*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3<sup>rd</sup> revision and thereafter)*
- *Any other additional materials requested by the case planner*

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