



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. 2005...  
EIR SCH No.: Pending

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Newhall Land and Farming (Corey Harpole)  
Additional Contact: Hunsaker & Associates (Jeannine Giem)

**MAP/EXHIBIT DATE:**

October 30, 2013

**SCM REPORT DATE:**

November 27, 2013

**SCM DATE:**

December 12, 2013

**PROJECT OVERVIEW**

The proposed project consists of a mixed use development with 1,008 lots on a 1,745.7-acre site (gross) with 3,617 dwelling units and 66,400 square feet of commercial uses.

- 699 Single-family lots for 699 single-family units
- 29 Multi-family lots for 2,918 multi-family apartments and/or condominiums
- 1 retail commercial lot for 66,400 square feet of retail/commercial uses
- 5 Recreation lots (including community recreation centers and private parks)
- 2 Public park lots
- 1 High school lot
- 218 Open space lots (landscape zones, trails, open space, spineflower preserve, future rail reservation, and river)
- 27 Public facility lots (water quality basins, water tanks, drainage, sewer lift station and debris basins)
- 24 Street/access lots ("private and future" streets, private driveways and fire access)

The property is located within the boundary of the adopted Newhall Ranch Specific Plan. The irregular-shaped property consists of sloping topography and adjoining areas along the Santa Clara River. The Santa Clara River SEA 23 runs through the site and some improvements may be located within the Santa Clara River SEA 23. The development of the project requires approximately 71.4 million cubic yards of grading (29.9 million cubic yards of cut and 29.9 million cubic yards of fill) with 5.8 million cubic yards to be exported to the Landmark Village project site (Phase I).

**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:  5<sup>th</sup> Revision:

**LOCATION**

South of 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, 2825-122-008, 2826-122-009, 2826-122-010, 2826-123-002

**SITE AREA**

Gross: 1,744.3 acres

**GENERAL PLAN / LOCAL PLAN**

Newhall Ranch Specific Plan

**ZONED DISTRICT**

Newhall

**SUPERVISORIAL DISTRICT**

5

**LAND USE DESIGNATION**

**ZONE**

SP

PROPOSED UNITS (DU/AC)	MAX DENSITY/UNITS (DU/AC)	COMMUNITY STANDARDS DISTRICT
3,617 (2.07 project average)		N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

EIR

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

Department	Status	Contact
Regional Planning	Hold	Carolina Blengini (213) 974-4876 <a href="mailto:cblengini@planning.lacounty.gov">cblengini@planning.lacounty.gov</a>
Public Works	Hold	John Chin (626) 458-4918 <a href="mailto:jchin@dpw.lacounty.gov">jchin@dpw.lacounty.gov</a> / 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: Exhibit Map/Exhibit "A" Revision Required: Revised Application Required: Reschedule for Subdivision Committee Meeting: Reschedule for Subdivision Committee Reports Only: Other Holds (see below): **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS****ADDITIONAL COMMENTS AND HOLDS**Vesting Tentative Tract Map:

- Consolidate open space lots where feasible.
- Provide at least 40 feet street frontage on all cul-de-sacs and knuckles (Section 21.24.300). Some lots have less than 40 feet street frontage.
- Provide a letter requesting the reduction of lot frontage (include lot numbers and reason for request) – There are lots with less than 40 feet street frontage on cul-de-sacs and knuckles and less than 50 feet street frontage on regular streets.
- Include lot numbers, similar to the Mission Village map (Sheet 1)
- OF-7 and OF-8 labels are missing (Sheet 1)

Exhibit Map:

- Include 'total' on the bottom of parking table (Sheet 1)
- Street frontage of lots 142, 143 and 145 should be "HH" Street, not "KK" Street (Sheet 1 – Parking Table)
- Include note (similar to Mission) for schools as conceptual plans (Lots 499 and 556 - Sheets 14 and 15)
- Lot 489 shows 18' minimum front setback but only 10' is required by the Specific Plan for attached units. Is there any reason why it shows 18 feet? The same shows in other lots.

Additional Material:

- Provide Planning Notebook –
  - Land Use Plan Statistical Comparison and Substantial Conformance Summary
  - Annotated Land Use Plan Statistical table
  - Landscape plan

Overall Comments:

1. Discuss design of some multifamily lots – setbacks, inclusion of LDZ lots

2. Provide a letter requesting the reduction of lot frontage (include lot numbers and reason for request)
3. SEA CUP is required (new application or revised existing CUP application – pending determination).
4. Note to staff: Need to include condition about connection to new WRP. No final map approval allowed until new WRP is constructed and operating.
5. IEC – Submit application for Valencia Blvd.

Other Notes:

1. Project is subject to Green Building, LID, and Drought Tolerant Ordinances.

REGIONAL PLANNING HOLDS:

- Revised Tentative Map
- Revised Exhibit Map
- Environmental
- Oak Tree Permit
- Revise CUP application (include SEA)
- Reschedule for Subdivision Committee