



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

PROJECT NUMBER

R2012-01074

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 071892
Conditional Use Permit No. 201400080
Environmental Assessment No. 201200124

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Roman Catholic Archdiocese of L.A.

**MAP/EXHIBIT
DATE:**

04-01-15

**SCM REPORT
DATE:**

04-28-15

SCM DATE:

05-07-15

PROJECT OVERVIEW

To create seven single-family residential lots, one lot for development of a church, one church accessory+lot, and one open space lot (10 lots total). The site is currently vacant and does not contain any oak trees, although there are many California juniper bushes.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee):

LOCATION

At the intersection of Crown Valley Road and Sourdough Road, Acton

ACCESS

Crown Valley Road

ASSESSORS PARCEL NUMBER(S)

3217-020-002

SITE AREA

29.6 gross (17.57 net) acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide Plan (AVAP)

ZONED DISTRICT

Soledad

SUP DISTRICT5th**LAND USE DESIGNATION**

N1 (Non-Urban 1 . Up to 0.5 DU/ac)

ZONE

A-1-10000 (Light Agricultural . 10,000 Square Foot
Minimum Required Net Lot Area)

**PROPOSED UNITS
(DU/AC)**

7

**MAX DENSITY/UNITS
(DU/AC)**

14 DU per AVAP and Acton
CSD

COMMUNITY STANDARDS DISTRICT

Acton

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit ~~A~~+Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Tentative Map:

1. The Acton CSD (County Code Sec. 22.44.126.D.1.a) requires that new residential lots in the within the N1 Land Use area have a minimum area of two acres (gross) and 40,000 square feet (net). Smaller lots are allowed when clustered developed is proposed. In order to meet the clustering requirement, it is recommended that the proposed lots be made smaller, with additional areas added to open space lots. This may be accomplished by moving the proposed building pads closer to the street and/or dedicating a separate open space lot for the western floodway, which currently is contained within private residential lots.
2. Establish a scale for the existing and proposed street cross-sections. They are currently not to scale.

Exhibit ~~A~~+

3. The listed number of required parking spaces (142) is based on the proposed seating capacity of the church building. Per Section 22.52.1095 of the County Code, required parking for a church is based on the occupancy load for the largest area used for assembly. A certified occupancy load from the Department of Public Works-Building & Safety Division must be obtained for the church building in order to determine the required number of parking spaces.
4. Because there is still no specific use assigned to the ~~church~~ accessory lot+(Lot 9), please include the potential path of an access driveway from ~~A~~+Street on the exhibit.
5. Please include the proposed height and material of any perimeter walls or fences proposed for the site.

Other:

6. Architectural design standards for the Acton CSD (County Code Section 22.44.126.C.3) allow structures to have a maximum height of 35 feet. The current proposed height of the church steeple is 36q4+. Please be sure that the proposed design also meets the additional architectural style guidelines of this section.
7. You may select the option to remove the church from the subdivision application altogether and move forward with the church CUP either before or after the map has been recorded.
8. Per the requirements of the Acton CSD (County Code Section 22.44.126.C.2.a.iii), a long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on preservation of the existing California junipers and shall cover a two-year period; funding provisions for the maintenance program shall be specified.
9. It is highly recommended that this project be brought before the Acton Town Council for their comments prior to any public hearing. If desired, you may present them with more than one version of the project in order to gage their preferences. Staff recommends that you present them with the current version, as well as smaller-lot version recommended in comment 1. You may contact the Acton Town Council by calling (661) 468-7496, or visit www.actontowncouncil.org.

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/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3rd 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.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. As previously requested, an approved hydrology report. Please see attached Storm Drain and Hydrology review sheet for requirements. The hydrology report shall be submitted directly to Public Works.
2. Please see attached Storm Drain and Hydrology review sheet (Comments 2 and 3) for additional requirements.
3. Please see attached Geologic and Soils Engineering review sheet (Comments G1, G2, S1, S2, S3, and S4) for comments and requirements. The geotechnical report shall be submitted directly to Public Works and a review fee is also required.
4. Please see attached Grading review sheet (Comments 3, 4, and 5) for requirements.
5. Please see attached Road review sheet (Comment 1) for requirements.
6. Provide a "Will Serve" letter from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
7. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Please see attached Road review sheet (Comment 2) for requirements.
 - b. Please see attached Grading review sheet (Comments 1 and 2) for additional comments and requirements.

HW

SMS

Prepared by Juan Sarda

Phone (626) 458-4919

Date 04-28-2015

tr71892L-rev2.doc

<http://planning.lacounty.gov/case/view/r2012-01074/>



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

TRACT MAP NO. 071892

TENTATIVE MAP DATED: 04/01/2015
EXHIBIT MAP: 04/01/2015

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
3. Mitigate portions of the property with proposed improvements that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.

Reviewed by  Date 04/17/2015 Phone (626) 458-4921
Andrew Ross

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract Map 71892 Tentative Map Dated 4/1/15 (Revision) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 12,500 yd³ Location Acton APN 3217-020-002
Geologist --- Subdivider The Roman Catholic Archbishop of L. A.
Soils Engineer --- Engineer/Arch. CRC Enterprises

Review of:

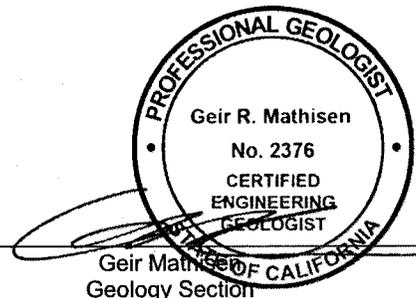
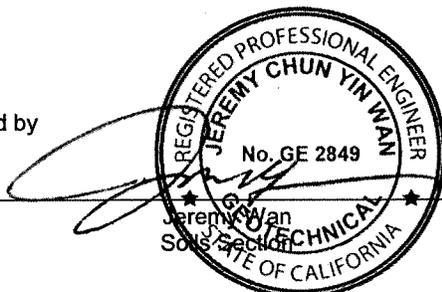
Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: ---
Geotechnical Report(s) Dated: ---
References: ---

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

- G1. Provide a geotechnical report that addresses and evaluates the site and the proposed development. Recommendations shall be provided as necessary. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available on the Internet at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. Based on the State of California Seismic Hazard Maps, the subject site is located in a mapped area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code §2697 and California Code of Regulations §3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the *Manual for Preparation of Geotechnical Reports* and policy memo GS045.0 prepared by the County of Los Angeles Department of Public Works, (both available for download at: <http://dpw.lacounty.gov/gmed>), and the California Geological Survey's Special Publication 117A. Provide this office with a digital copy of the report for review and distribution to the State of California.
- S1. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. The chemical tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils in a saturated condition. Recommend mitigation as necessary.
- S2. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
- S3. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S4. All geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Date 4/22/15

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

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map is required to show the following additional items:
 - a. Updated Benchmark information for BM L 5170, year 2010, and elevation 2,965.521.
 - b. All required grading for the proposed improvements such as parking lots and church buildings to be shown on the tentative map. Any grading for future or for feasibility study should not be shown on an Exhibit separate from the tentative map.
 - c. Slope easement width for Crown Valley.
 - d. Graphical Scale.
 - e. Maintenance responsibility (public/private) of all proposed drainage devices.
 - f. Existing swale/fence/wall along the southerly site boundaries either onsite or offsite. The existing swale/wall may affect the existing and proposed drainage pattern between the two properties.
2. A revised Exhibit A Map is required to show the following additional items:
 - a. Remove all residential lots feasibility study from this plans and place on an exhibit map.
 - b. All proposed improvements shown on the tentative map and church building foot prints and parking lots layout.
3. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
4. Proposed swale shown on the easterly shoulder of the proposed A Street will receive debris flow. The swale will not have slope steep enough to convey the debris flow to a proper drainage device. In this case, debris will desilt along the shoulder. This desilting must be declared on the tentative map.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT NO. 071892

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TENTATIVE MAP DATED 04-01-2015
EXHIBIT MAP DATED 04-01-2015

5. Drainage acceptance covenants from the affected downstream property owners may be required for altering the drainage entering their properties.

Name Nazem Said  Date 4/16/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 071892\GR 071892\2015-04-01 TTR 071892 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 071892 (Rev.)

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TENTATIVE MAP DATED 04-01-2015
TENTATIVE EXHIBIT MAP DATED 04-01-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- 1 As previously requested, submit a conceptual striping plan for Crown Valley Road to the satisfaction of Public Works.
- 2 See additional comments on the attached road Tentative map and Exhibit map check prints

SR

Prepared by Sam Richards
tr71892r-rev2

Phone (626) 458-4921

Date 04-28-2015



PROPERTY OWNER
 THE ROMAN CATHOLIC ARCHDIOCESE OF LOS ANGELES, A CORPORATION SOLE
 2425 WILSON BLVD. 11000
 LOS ANGELES, CA 90048

BENCHMARK L.A.C.P. #
 BENCH MARK TAG IN A CH 8' W/8' COR SERIA HWY & CROWN VALLEY RD 250' W
 & 13M N/O C/A. INT

BENCHMARK #5170 ELEVATION = 2965.483 (1985)
 STATION NO. 1533 W. SERIA HWY.
 ACTON, CA. 4337-4240
 & 3 MILES

LEGAL DESCRIPTION
 THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH,
 RANGE 13 WEST, SAN BERNARDINO BASIN AND MESA, IN THE COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE
 DISTRICT LAND OFFICE ON APRIL 22, 1890.
 EXCEPT THEREFROM THE NORTH 250 FEET.

- NOTES:**
- TOTAL AREA IS 26.60 ACRES (INCLUDES TO CENTERLINE OF CROWN VALLEY ROAD)
 - APN: 3317-020-001
 - CROWN VALLEY ROAD, FUTURE STREET, IS A 16' WIDE (RIGHT-OF-WAY) DISTRICT
 - EXISTING AND PROPOSED ZONING: R-10,000
 - PROJECT SCOPE OF PROPOSED DEVELOPMENT:
 SEVEN (7) SINGLE FAMILY RESIDENTIAL LOTS, TWO (2) CHURCH
 PROPERTY LOTS AND ONE (1) OPEN SPACE LOT.
 - THERE ARE NO EXISTING STRUCTURES ON SITE.
 - THERE ARE NO OAK TREES ON SITE.
 - NEAREST: FIRE DEPARTMENT STATION #2
 1533 W. SERIA HWY.
 ACTON, CA. 4337-4240
 & 3 MILES
 - NEAREST: SHERIFF DEPARTMENT 36250 SERIA HWY.
 PALMDALE, CA. 93550
 10 MILES
 - UTILITY PROVIDERS:
 - SOUTHERN CALIFORNIA GAS COMPANY
 - SOUTHERN CALIFORNIA Edison
 - LOS ANGELES COUNTY WATER WORKS DISTRICT 37
 - PACIFIC-BELL TELEPHONE COMPANY
 - GRADING
 NO GRADING IS PROPOSED FOR THE RESIDENTIAL LOTS AT THIS TIME. GRADING SHOWN HEREIN IS CONCEPTUAL. IN NATURE FINAL GRADING IS TO COMPLY WITH ACTON COMMUNITY STANDARDS. CHURCH LOTS (LOTS 8 AND 9) PRIVATE STREET: LOT = 184 C.Y. FILL = 2430 C.Y. SITE BALANCE = 840 C.Y. SITE BALANCE = 12,500 C.Y. ALL BALANCED DIRT TO BE PLACED ON SINGLE FAMILY LOTS.
 - SEWER PRIVATE SEPTIC TANKS AND LEACH LINES WILL BE UTILIZED FOR THIS PROPOSED PROJECT PER THE RECOMMENDATIONS OF SOUTHWEST GEOTECHNICAL, INC.
 - ALL MAINTENANCE OF THE PROPOSED PRIVATE AND FUTURE STREET "A" STREET, INCLUDING DRAINAGE SEWER AND LANDSCAPING WILL BE THE RESPONSIBILITIES OF A HOMEOWNERS ASSOCIATION TO BE SET FORTH BY THE PROPERTY OWNER. ALL MAINTENANCE OF THE CHURCH LOTS (LOT 8 AND 9) WILL BE THE RESPONSIBILITIES OF PROPERTY OWNER.

ACTON COMMUNITY STANDARD DISTRICT: STANDARD 22.44.126
 ZONE: A-1-10,000
 SET BACKS:
 FRONT- 50' REAR- 50' SIDEYARD-35'

- LEGEND**
- A.C. = ASPHALTIC CONCRETE
 - CL. = CENTERLINE
 - FL. = FINISH
 - CLAR. = CLEARANCE
 - EAR = EXISTING ASPHALT ROAD
 - PROPR = PROPOSED
 - SPR = SINGLE FAMILY RESIDENCE
 - ST LT = STREET LIGHT
 - WV = WATER VALVE
 - INDICATES NUMBER OF PARKING SPACES
 - CALIFORNIA JUNIPER BUSH
 - IRREGULAR SHAPED LOT OF AN AVERAGE OF THE 165'x165' LOT AREA OR EQUAL PER ACTON COMMUNITY STD. 22.44.126(D).1.C
 - 165'x165' LOT AREA OR EQUAL PER ACTON STD. 22.44.126(D).1.B
 - PROP. 16' VASQUEZ LOOP TRAIL
 - RESTRICTED USE AREA DUE TO FLOOD HAZARD
 - GRAVELPAVE SYSTEM
 - APPROXIMATE AREA OF LEACH LINES
 - PROPOSED SLOPE PROTECTION

TITLE REPORT NOTES

THE EFFECTS OF EASEMENT SHOWN IN CHICAGO TITLE COMPANY POLICY NO. 126746002-458 DATED MARCH 23, 2012 ARE SHOWN UNLESS OTHERWISE NOTED.
 AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES IN FAVOR OF COUNTY OF LOS ANGELES RECORDED SEPTEMBER 7, 1837 IN BOOK 14985, PAGE 236 OF OFFICIAL RECORDS. (SAID EASEMENT TO REMAIN)
 NOTE: NO EXISTING PRIVATE EASEMENTS EXIST ON SITE.

LOT AREAS

NO.	GROSS AC.	NET AC.	LOT TYPE
1	2.05	1.34	RESIDENTIAL
2	1.75	1.60	RESIDENTIAL
3	1.23	1.14	RESIDENTIAL
4	1.12	1.01	RESIDENTIAL
5	1.23	1.11	RESIDENTIAL
6	2.61	1.71	RESIDENTIAL
7	2.03	1.54	RESIDENTIAL
8	3.18	3.18	CHURCH LOT
9	2.54	2.54	CHURCH ACCESSORY LOT
10	10.92	2.43	OPEN SPACE LOT
TOTAL	26.60	17.57	

CHURCH LOTS NOTES:

- LOT 8
 1. PROPOSED BUILDING USE: CHURCH
 2. PROPOSED BUILDING AREA: 11,855 S.F.
 3. PROPOSED BUILDING, SEATING CAPACITY: 710 SEATS

- PARKING AREA:**
 AC PAVEMENT: 36,486 S.F. 0.84 ACRE
 FIRMABLE PAVEMENT: 19,378 S.F. 0.38 ACRE
 TOTAL PARKING AREA: 51,861 S.F. 1.18 ACRES
 LANDSCAPE REQUIRED (2X): 1,037 S.F. 0.02 ACRE
 LANDSCAPE PROVIDED: 2,308 S.F. 0.05 ACRE
- CHURCH OVERFLOW PARKING**
 AC PAVEMENT: 17,641 S.F. 0.40 ACRE
 FIRMABLE PAVEMENT: 6,774 S.F. 0.15 ACRE
 TOTAL PARKING AREA: 24,355 S.F. 0.56 ACRE
 LANDSCAPE REQUIRED (2X): 487 S.F. 0.01 ACRE
 LANDSCAPE PROVIDED: 1,240 S.F. 0.03 ACRE

PARKING:

MAIN CHURCH PARKING	107
REGULAR PARKING	7
HANDICAP PARKING	37
COMPACT PARKING	151
PARKING PROVIDED	142
OVERFLOW PARKING AREA	58
REGULAR PARKING	8
COMPACT PARKING	64
TOTAL PARKING	215

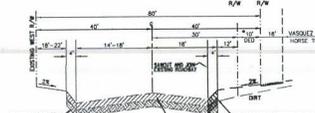
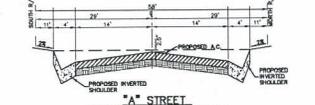
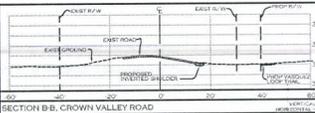
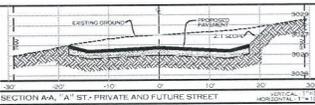


EXHIBIT "A"
MAJOR LAND DIVISION
TENTATIVE TRACT NO.
071892

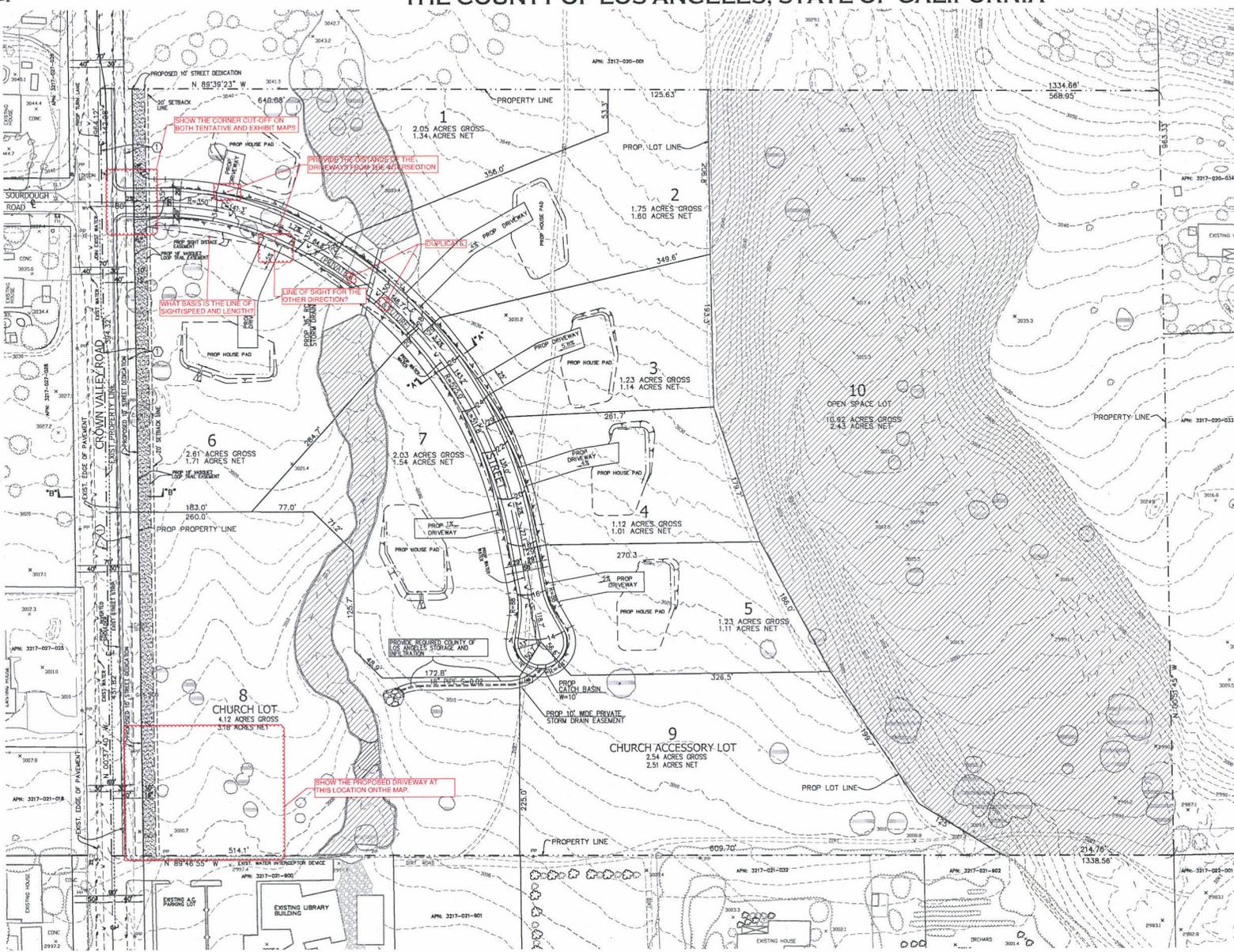


PLANS PREPARED UNDER THE DIRECTION OF
 RON KOESTER LS 5930 DATE: 27 MARCH 2015

"MAJOR LAND DIVISION VESTING TENTATIVE TRACT NO. 071892 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"



REPLACES
ACTON CIVIL ENGINEERING
DRAWING NO. 15-10-10
DATE: 04-18-2010



PROPERTY OWNER
THE ROMAN CATHOLIC ARCHDIOCESE OF LOS ANGELES, A CORPORATION SOLE
1224 W. BUREAU BLVD. 4th FLOOR
LOS ANGELES, CA 90016

BENCH MARK: L.A.C.P.M.
BENCH MARK #1 IN N 1/4 OF N 1/4 OF N 1/4 OF SERENA HWY & CROWN VALLEY RD 20M W
& 134 N 1/2 OF C.A. HT.

BENCHMARK #2170 ELEVATION = 2965.481 (1995)

LEGAL DESCRIPTION
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 5 NORTH, RANGE 13 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO
OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22,
1982.

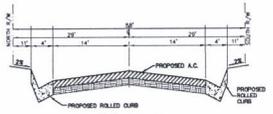
EXCEPT THEREFROM THE NORTH 350 FEET.

- NOTES:**
- TOTAL AREA IS 28.80 ACRES (INCLUDES TO CENTERLINE OF CROWN VALLEY RD 50 FT.)
 - GENERAL PLAN LAND DESIGNATION: M1 (ACTION COMMUNITY STANDED DISTRICT)
 - EXISTING AND PROPOSED ZONING: A-1-10,000
 - PROJECT SCOPE OF PROPOSED SUBDIVISION: SEVEN (7) SINGLE FAMILY RESIDENTIAL LOTS, TWO (2) CHURCH PROPERTY LOTS AND ONE (1) OPEN SPACE LOT.
 - THERE ARE NO EXISTING STRUCTURES ON SITE.
 - THERE ARE NO OAK TREES ON SITE.
 - NEAREST: FIRE DEPARTMENT STATION 80 1823 W. SERENA HWY. ACTON, CA 92105-9740 8.3 MILES
 - NEAREST: SHERIFF DEPARTMENT 38200 SERENA HWY. PALMDALE, CA 93500 9.10 MILES
 - UTILITY PROVIDERS: SOUTHERN CALIFORNIA GAS COMPANY - SOUTHERN CALIFORNIA Edison - LOS ANGELES COUNTY WATER WORKS DISTRICT 13 - PACIFIC-BELL TELEPHONE COMPANY
 - NO GRADING IS PROPOSED FOR THE RESIDENTIAL LOTS AT THIS TIME. GRADING SHOW HEREON IS CONCEPTUAL IN NATURE. FINAL GRADING IS TO COMPLY WITH ACTION COMMUNITY STANDARDS. (SEE EXHIBIT "A")
 - ALL IMPROVEMENTS OF THE PROPOSED PRIVATE AND FUTURE STREET (CA) STREET, INCLUDING DRAINAGE DEVICES AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION (HOA) SET FORTH BY THE PROPERTY OWNER.
 - A.P.N. 3217-025-002

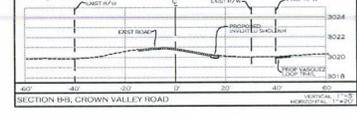
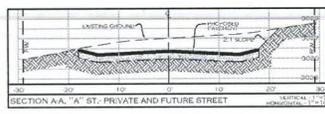
LOT AREAS

LOT NO.	GROSS	NET	LOT TYPE
1	2.05 AC.	1.34 AC.	SINGLE FAMILY LOT
2	1.75 AC.	1.60 AC.	SINGLE FAMILY LOT
3	1.23 AC.	1.14 AC.	SINGLE FAMILY LOT
4	1.12 AC.	1.01 AC.	SINGLE FAMILY LOT
5	1.23 AC.	1.11 AC.	SINGLE FAMILY LOT
6	2.61 AC.	1.71 AC.	SINGLE FAMILY LOT
7	2.03 AC.	1.54 AC.	SINGLE FAMILY LOT
8	4.12 AC.	3.18 AC.	CHURCH ACCESSORY LOT
9	2.54 AC.	2.51 AC.	CHURCH ACCESSORY LOT
10	10.82 AC.	2.43 AC.	OPEN SPACE LOT
TOTAL	28.80 AC.	17.57 AC.	RESIDENTIAL

NET AREA EXCLUDES CROWN VALLEY ROAD STREET DEDICATION, TRAIL DEDICATION AND PRIVATE AND FUTURE STREET.



TITLE REPORT NOTES
THE EFFECTS OF EASEMENT SHOWN IN CHICAGO TITLE COMPANY PLAT NO. 12674000-158 DATED MARCH 23, 2012 ARE SHOWN UNLESS OTHERWISE NOTED.
① AN 30 FOOT WIDE EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES IN FAVOR OF COUNTY OF LOS ANGELES RECORDED SEPTEMBER 7, 1937 IN BOOK 14863, PAGE 236 OF OFFICIAL RECORDS. (EASEMENT TO REMAIN)
NOTE: NO EXISTING PRIVATE EASEMENTS EXIST ON SITE.



- LEGEND**
- RESTRICTED USE AREA DUE TO FLOOD HAZARD
 - PROP. 16' VASQUEZ LOOP TRAIL
 - CALIFORNIA JUNIPER TREE
 - A.C. = ASPHALTIC CONCRETE
 - CL. = CENTERLINE
 - FH. = FIRE HYDRANT
 - GAR. = GARAGE
 - GP. = POWER POLE
 - PROP. = PROPOSED
 - STR. = SINGLE FAMILY RESIDENCE
 - ST. LT. = STREET LIGHT
 - WV. = WATER VALVE



PLANS PREPARED UNDER THE DIRECTION OF
RON KOESTER LS 5830 DATE: 27 MARCH 2015

TENTATIVE TRACT 071892
 PREPARED FOR: **SAINT MARY'S CATHOLIC CHURCH**
 ACTION MISSION UNIT #4
 PALMDALE, CA 93550
CRC Enterprises
 27600 Boulevard Canyon Road Suite 200 Santa Clarita, CA 91350
 Telephone (661) 297-2336 FAX (661) 297-2351
 SHEET 1 OF 1 SHEETS
 CRC 2691

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

Page 1/1

TRACT NO. 071892 (Rev.)

TENTATIVE MAP DATED 04-01-2015
TENTATIVE EXHIBIT MAP DATED 04-01-2015

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- Provide a "Will Serve Letter" 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.



Prepared by Tony Khalkhali
tr71892w-rev2.doc

Phone (626) 458-4921

Date 04-23-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 071892 (Rev.)

Page 1/1

TENTATIVE MAP DATED 04-01-2015
TENTATIVE EXHIBIT MAP DATED 04-01-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by ^{JMS} Juan Sarda

Phone (626) 458-4919

Date 04-28-2015

tr71892L-rev2.doc

<http://planning.lacounty.gov/case/view/r2012-01074/>

The following reports consisting of ___ 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. 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.
6. 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.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Extend lot lines to the center of private and future street or provide separate lots for the private and future street.
9. Grant ingress/egress and utility easements to the public over the private and future street.
10. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 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.
12. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
13. 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.

HW

JMS

Prepared by Juan Sarda

Phone (626) 458-4919

Date 04-28-2015

tr71892L-rev2.doc

<http://planning.lacounty.gov/case/view/r2012-01074/>

Preliminary Road Condition

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
6. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
7. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections to the satisfaction of Public Works.
8. Provide property line return radii of 27 feet at the intersection of local streets with planned highways (those on the County Highway Plan) and where all planned highways intersect or where one of the roads serves a commercial or industrial development plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.

9. Dedicate right of way 40 feet from centerline on Crown Valley Road. Additional slope and drainage easements may be required.
10. Make an offer of private and future right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "A" Street (private and future street).
11. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter as well as slope and drainage easements as applicable to the satisfaction of Public Works.
12. Dedicate vehicular access rights on Crown Valley Road along the entire project frontage.
13. Construct improvements, using rural section including concrete inverted shoulder, base and pavement for widening of Crown Valley Road, along with pavement transition, commensurate with the approved signing and striping plan to the satisfaction of Public Works.
14. Construct improvements using rural section including concrete inverted shoulder, base and pavement on "A" Street to the satisfaction of Public Works.
15. The street typical sections on the tentative map are not necessarily approved as shown. It shall conform with the final design requirement to the satisfaction of Public Works.
16. Provide detailed 40-foot scale signing and striping plan for Crown Valley Road consistent with the approved conceptual striping plan to the satisfaction of Public Works.
22. Construct drainage improvements (and parkway drains, if needed) and offer easements needed for street drainage or slopes to the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection along any sections of highways or streets located within flood plain boundaries or subject to inundation. Adequate freeboard shall also be provided.
23. Depict all line of sight easements on the landscaping and grading plans.

24. Install postal delivery receptacles as approved by the United States Postal Service (this may require receptacles to be placed in groups).
25. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
26. Provide and install street name signs prior to the occupancy of buildings.
27. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

SR

Prepared by Sam Richards
tr71892r-rev2

Phone (626) 458-4921

Date 04-28-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 071892 (Rev.)

Page 1/1

TENTATIVE MAP DATE SUBMITTED 04-01-2015
EXHIBIT MAP DATE SUBMITTED 04-01-2015

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

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Ms. Michelle Tsiebos of DPH at (626) 430-5382 for additional information and requirements.


Prepared by Imelda Ng
tr71892s-rev2.doc

Phone (626) 458-4921

Date 04-23-2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 71892

MAP DATE: April 01, 2015

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. Submit a fire flow availability from, FORM 196, to our office for the existing public fire hydrant located west of the property on Montrose Avenue. Submit fire flow information prior to Tentative Map clearance.
2. The required fire flow for this development at this time is **8000** gallons per minute at 20 psi for a duration of 4 hours. Submit architectural plans indicating the total square footage and construction type of the building to calculate the actual required fire flow.
3. This property is located within the area described as "Very High Fire Hazard Severity Zone". A "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details. Submit a copy or confirmation of approval to our office to release of the Tentative Map hold.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 71892

MAP DATE: April 01, 2015

-
3. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 4. Fire lanes within the residential lots shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 5. Fire lanes within the Church Lots shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 6. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 7. Any change of direction within a fire lane shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 8. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 9. The proposed streets within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 71892

MAP DATE: April 01, 2015

CONDITIONS OF APPROVAL - WATER

1. Install **2** RESIDENTIAL public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
2. Install **2** COMMERCIAL public fire hydrants as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
3. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
4. The required fire flow from the RESIDENTIAL public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow can be up to **8000** gallons per minute at 20 psi for a duration of 4 hours. The required fire flow will be calculated during the Fire Department review of the architectural plan prior to building permit issuance
5. The required fire flow from the COMMERCIAL public fire hydrant for this development can be up to **8000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced and the required fire flow will be calculated during the Fire Department review of the architectural plan prior to building permit issuance
6. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
7. 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.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 71892

MAP DATE: April 01, 2015

-
8. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
 9. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



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



PARK OBLIGATION REPORT

Tentative Map #	71892	DRP Map Date:	04/01/2015	SCM Date:	05/07/2015	Report Date:	04/28/2015
Park Planning Area #	43B		AGUA DULCE / ACTON			Map Type:	REV. (REV RECD)

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:	0.06
IN-LIEU FEES:	\$2,767

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$2,767 in-lieu fees.

Trails:

See also attached Trail Report. Vasquez Loop Trail

Comments:

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

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: *Kathline J. King*
Kathline J. King, Chief of Planning

Supv D 5th
April 06, 2015 12:36:50
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	71892	DRP Map Date:	04/01/2015	SMC Date:	05/07/2015	Report Date:	04/28/2015
Park Planning Area #	43B		AGUA DULCE / ACTON			Map Type:	REV. (REV RECD)

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	2.92	0.0030	7	0.06
M.F. < 5 Units	2.57	0.0030	0	0.00
M.F. >= 5 Units	2.60	0.0030	0	0.00
Mobile Units	2.12	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.06

Park Planning Area = **43B AGUA DULCE / ACTON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.06	\$46,111	\$2,767

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
0.06	0.00	0.00	0.06	\$46,111	\$2,767



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

May 7, 2015

Sent via email: tmontgomery@planning.lacounty.gov

TO: Tyler Montgomery, Planner
Land Divisions Section
Regional Planning

FROM: Kathline King *king*
Chief of Planning
Parks and Recreation

SUBJECT: **TENTATIVE TRACT MAP NO. 071892**
(MAP STAMPED BY REGIONAL PLANNING ON APRIL 1, 2015)

This letter details the Department of Parks and Recreation (Department)'s trail conditions of map approval for the above map.

The Department is requiring the Subdivider to dedicate a sixteen (16') wide easement to the County for Multi-Use (equestrian, hiking, and mountain biking) Trail purposes and construct a variable ten to twelve-foot (10' to 12') wide natural surface trail tread, graded and compacted to 90%, within the dedicated trail easement to be designated as the "Vasquez Loop Trail". The location of the proposed "Vasquez Loop Trail" alignment, as shown on the Vesting Tentative Tract Map dated April 1, 2015, is acceptable to the Department.

Hold (**HOLD**) appears before those items that the Subdivider must address in order for the Department to clear the subject map for public hearing.

The Department's trail conditions of map approval are as follows, prior to final map recordation:

1. (**HOLD**) Provide a detailed section view for the Multi-Use Trail, include name of trail, longitudinal (running) gradients, cross slope gradients, and width of trail easement and trail tread, if requested by Department of Parks and Recreation, denote variable width. Additionally, indicate sub-surface profile of trail tread indicating compaction.
2. (**HOLD**) Show trail connection and appropriate transition to existing trail on adjacent County-owned parcel (APN 3217-021-903) which is located in front of the Acton Agua Dulce Library and parallel to Crown Valley Road (refer to attached Assessor Map).
3. (**HOLD**) Show a meandering trail alignment that travels around the existing vegetation and trees on Lot 6. Indicate type, species, tree canopy width and caliper of tree trunk.

4. Subdivider shall dedicate to the County of Los Angeles a sixteen (16') foot wide trail easement for Multi-Use (hiking, mountain biking, and equestrian) Trail purposes for the Vasquez Loop Trail to the satisfaction of the Department of Parks and Recreation.

5. Dedications and the following language shall be shown on the title page for trail easement dedications on the first phase of final map recordation:

"We hereby dedicate to the County of Los Angeles, a sixteen foot (16') wide easement for Multi-Use (equestrian, hiking, and mountain biking) Trail purposes, to be designated as the Vasquez Loop Trail".

The Subdivider shall also denote estimated trail length (in linear feet), and average width, to be dedicated to the County.

6. Full public access shall be provided for the Multi-Use Trail in perpetuity.

7. Easement dedications shall be outside of the road right-of-way.

8. Subdivider shall be responsible for obtaining approval from the Department of Public Works for all proposed roadway trail crossings. Details related to trail shall be coordinated with the Department of Parks and Recreation.

9. Subdivider shall design and construct a ten to twelve-foot (10' to 12') wide natural surface (dirt), graded and compacted to 90%, Trail within the dedicated sixteen-foot (16') wide trail easement. Trail construction shall be completed prior to final map recordation.

10. Subdivider shall submit grading plans with detailed grading information for the "Vasquez Loop Trail" for Department's approval. The detailed grading information for trail construction shall conform to the County of Los Angeles Trails Manual and any applicable County codes.

11. Subdivider shall submit a cost estimate for the construction of the Trail.

12. After the Department approves the grading plans, the Subdivider shall:

a. Submit a preliminary construction schedule showing milestones for completing the Trail. Provide updated trail construction schedules, as needed, to the Department on a monthly basis. Schedule submittals shall include a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.

b. Submit trail construction plans and specifications for Department approval.

c. Stake or flag the centerline of the Trail and then schedule a site meeting with the Department's Trail Section staff for initial trail alignment inspection and approval prior to construction.

13. Subdivider shall design and construct the Trail within the sixteen (16') dedicated easement in a manner consistent with the County of Los Angeles Trails Manual (Trails Manual) which can be found on the Department's Trails website (trails.lacounty.gov). Significant deviation

from the guidelines within the Trails Manual must be reviewed and approved in writing by the Department of Parks and Recreation. Trail design and construction shall generally include, but not be limited to: equestrian style fencing, per the Department's guidelines, where deemed necessary, for user safety, property security, and delineation of the Trail.

14. Subdivider shall notify the Department within five (5) business days after completion of trail construction to schedule a site meeting for a "Final Inspection Trail Walk". Any portions of the constructed Trail not approved, shall be corrected and brought into compliance with the Trails Manual within thirty (30) calendar days. The Subdivider shall then call the Department to schedule another site inspection.
15. Prior to the Department's final acceptance of the constructed trail alignment for the "Vasquez Loop Trail", the Subdivider shall:
 - a. Submit electronic copies (AutoCAD) on CD or DVD of the as-built Trail, grading and construction drawings to the Department of Parks and Recreation, Trails Planning Section.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will issue a trail acceptance letter only after receiving a written request for final trail approval and as-built trail drawings.

For questions regarding the trail alignment or conditions, please contact Olga Ruano at (213) 351-5141 or oruano@parks.lacounty.gov.

FM:OR:og 71892 Trail Conditions 050715

Attachments

- c: CRC Enterprises (M. Furniss)
Parks and Recreation (N. E. Garcia, F. Moreno, C. Lau, O. Ruano)

3217

21 SHEET

P.A. 3208-4 3217-27

TRA 12893 19028 6623 13946 15522 8922 14800

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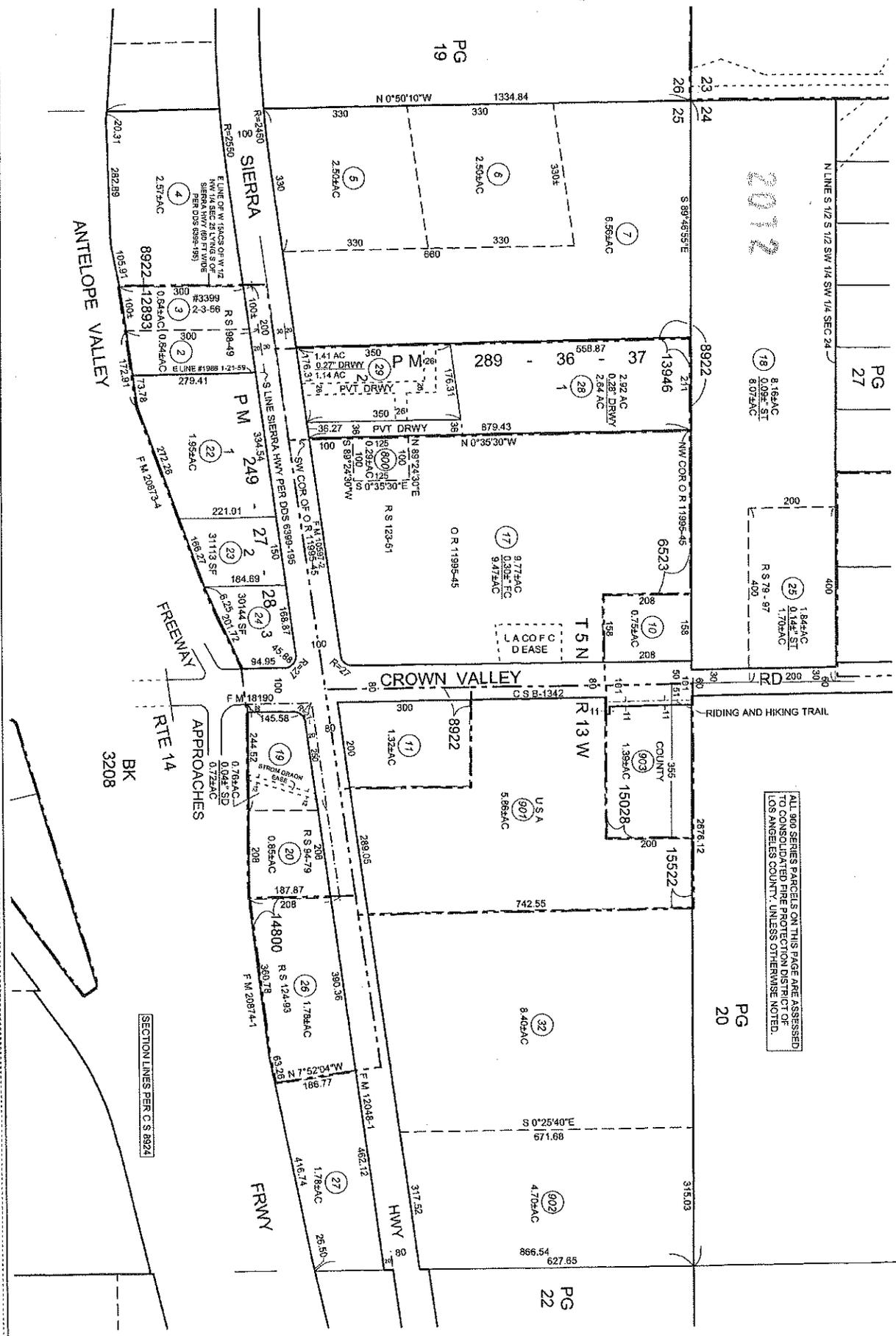
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SEARCH NO

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SECTION LINES PER C.S. 89224

MAPPING AND GIS SERVICES SCALE 1" = 200'



ANTELOPE VALLEY

CROWN VALLEY

FREWAY

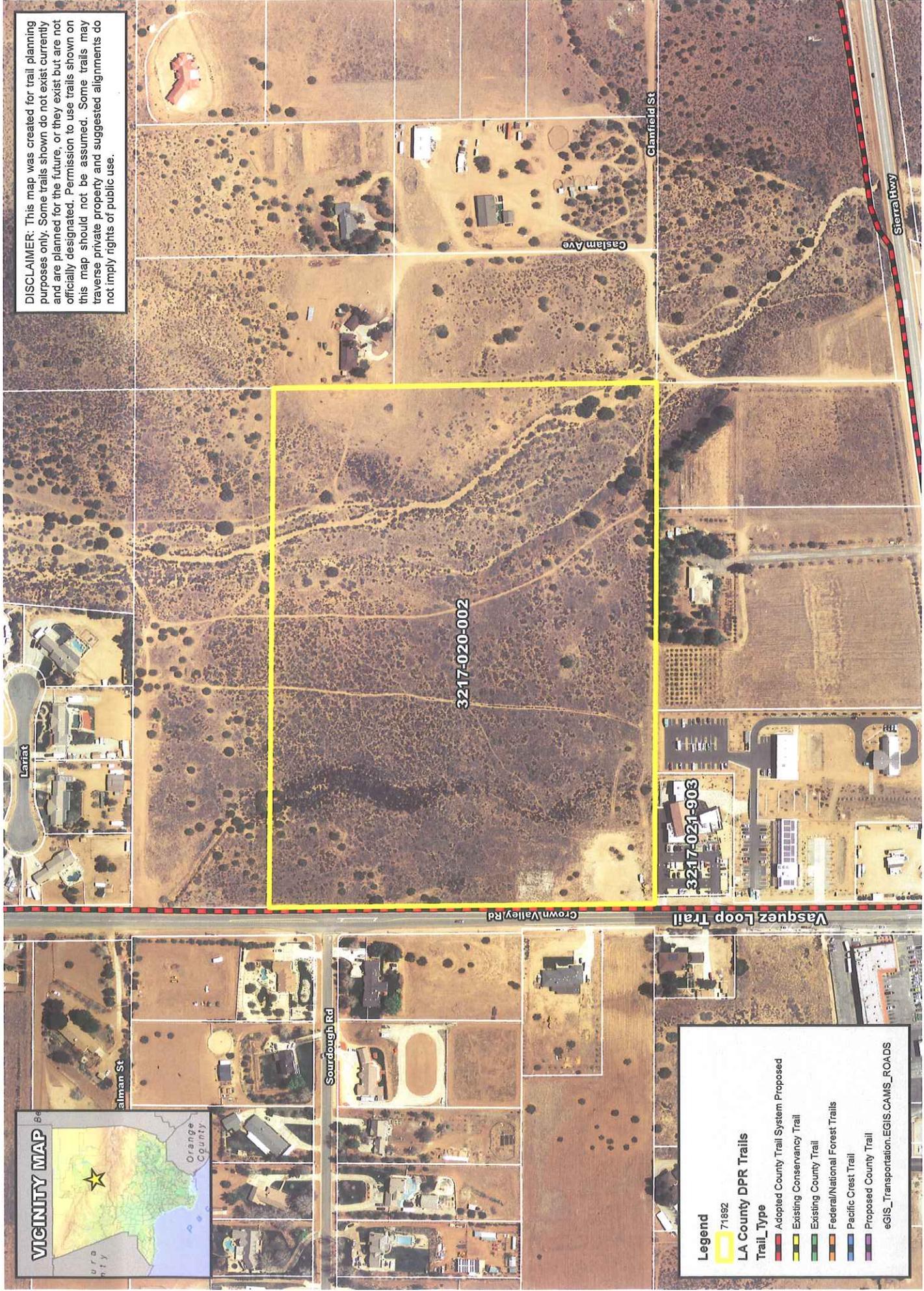
APPROACHES

SECTION LINES PER C.S. 89224

ALL 900 SERIES PARCELS ON THIS PAGE ARE ASSESSED TO CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY, UNLESS OTHERWISE NOTED.



DISCLAIMER: This map was created for trail planning purposes only. Some trails shown do not exist currently and are planned for the future, or they exist but are not officially designated. Permission to use trails shown on this map should not be assumed. Some trails may traverse private property and suggested alignments do not imply rights of public use.



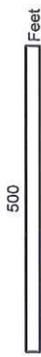
Legend

- 71892
- LA County DPR Trails**
- Trail_Type**
- Adopted County Trail System Proposed
- Existing Conservancy Trail
- Existing County Trail
- Federal/National Forest Trails
- Pacific Crest Trail
- Proposed County Trail
- eGIS_Transportation.EGIS.CAMS_ROADS



TRAIL REVIEW: TR071892

County of Los Angeles | Department of Parks & Recreation



Date: 04/23/15
 Prepared By: Planning
 Trails: EGIS DPR TRAILS
 Parcels: EGIS ASSR PARCELS
 Roads: Thomas Brothers (All rights reserved)



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April 24, 2015

Tentative Tract Map No. 071892

Vicinity: Acton

Tentative Tract Map Date: April 1, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 071892** based on the use of public water (Los Angeles County Waterworks District No. 37) and Onsite Wastewater Treatment Systems (OWTS) as proposed.

Potable water supply

A copy of a current original signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Wastewater Disposal

The Land Use Program recommends approval of this map. A *"Preliminary Geologic and Geotechnical Engineering Feasibility Investigation"* report, dated July 8, 2013, was prepared by Southwest Geotechnical, Inc. (SGI) to determine the feasibility of installing OWTS on the proposed lots. Based on the feasibility report, the percolation rates of the soil are within the allowable range that will support the installation of an onsite wastewater treatment system. However, some lots may require pre-treatment because of fast percolation rates.

This conceptual approval is intended for the subdivision review process only that encompasses the requirements applicable to OWTS, and does not authorize any land development until the following conditions have been satisfactorily fulfilled:

1. Prior to installation of any onsite wastewater treatment systems (OWTS), a complete feasibility report shall be submitted to the Land Use Program for review and approval. The feasibility report shall be prepared in accordance with the requirements outlined in Environmental Health's *"Onsite Wastewater Treatment System (OWTS) Guidelines"*. Additional percolation testing, soil profile borings and groundwater borings may be required depending on the proposed location of future dispersal fields.

2. At the time of construction if public sewer connection is available within 200 feet of any part of the proposed building or building's exterior drainage, all future sewage drainage and piping from any land development shall be connected to such public sewer.
3. If, due to the proposed development, grading, geological limitations, required setbacks and flood or surface/ground water related concerns, or for any other related reasons, conformance with all applicable requirements cannot be achieved, this conceptual approval shall be rendered void and consequently no construction permits shall be issued.

For questions regarding OWTS requirements, please contact Eric Edwards or Vicente Banada at (626) 430-5380 or at eedwards@ph.lacounty.gov and vbanada@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me.

Prepared by:

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