



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

# SUBDIVISION COMMITTEE REPORT

**PROJECT NUMBER**

R2014-00025

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. 072630  
Conditional Use Permit No. 201400001  
Oak Tree Permit No. 201400002  
Environmental Assessment No. 201400002

**OWNER / APPLICANT**

Claremont Homes / Imad Aboujwadah

**MAP/EXHIBIT  
DATE:**

10/20/15

**SCM REPORT  
DATE:**

11/17/15

**SCM DATE:**

12/03/15

**PROJECT OVERVIEW**

Vesting Tentative Tract Map would create 46 single-family residential lots and one open space lot on 168.73 gross acres. The applicant also requests a conditional use permit (%GUP+) for grading and hillside management, as the project would grade more than 100,000 cubic yards (1.2 million cubic yards proposed) and the proposed number of dwelling units exceeds the low-density threshold of 13 units within a rural hillside management area. An oak tree permit is also required for the proposed removal of an unknown number of oaks. The majority of the project site (77 percent) is composed of slopes between 25 and 50 percent or greater. The site would be accessed by a future private street connecting to Hasley Canyon Road to the north and Hidden Valley Court to the south, although the latter access would be gated and for emergencies only.

**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:  Additional Revisions (requires a fee):

**LOCATION**

Hasley Canyon Road and Burlwood Drive, Castaic

**ACCESS**

Hasley Canyon Road (via Burlwood Dr.), Hidden Valley Ct. (emergency only)

**ASSESSORS PARCEL NUMBER(S)**

3247-029-017; 3247-033-004; 3247-037-017;  
3247-052-003; 3247-052-004

**SITE AREA**

168.73 acres (gross)

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan

**ZONED DISTRICT**

Castaic Canyon

**SUP DISTRICT**

5

**LAND USE DESIGNATION**

RL20 (Rural Land 20- 1 dwelling unit/20 gross acres);  
RL2 (Rural Land 2- 1 dwelling unit/2 gross acres)

**ZONE**

A-2-2 (Heavy Agricultural- Two Acre Minimum Required Lot Area)

**PROPOSED DWELLING  
UNITS (DU/AC)**

46 units (0.3 DU/AC)

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

67 units (0.4 DU/AC)

**COMMUNITY STANDARDS DISTRICT**

Castaic Area CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending Initial Study

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 <a href="mailto:tmontgomery@planning.lacounty.gov">tmontgomery@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	Cleared	Julie Yom (213) 351-5121 <a href="mailto:jyom@parks.lacounty.gov">jyom@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: <input checked="" type="checkbox"/>	Reschedule for Subdivision Committee Meeting: <input checked="" type="checkbox"/>
Exhibit Map/Exhibit <del>A</del> +Revision Required: <input checked="" type="checkbox"/>	Reschedule for Subdivision Committee Reports Only: <input type="checkbox"/>
Revised Application Required: <input checked="" type="checkbox"/>	Other Holds (see below): <input type="checkbox"/>

**REGIONAL PLANNING ADDITIONAL COMMENTS**Tentative Map:

1. Portions of lots 18-25 and 27-29 are within a restricted use area. This area was recorded on the site as a condition of Tract 34170 due to the potential for geological hazard. The Department of Public Works must clear this area for geologic hazards prior to map approval.
2. Accurately depict the canopy and protected zone of all oak trees on the project site, and note whether they are to remain or to be removed. Also show any off-site oak trees that may be affected by construction of access roads. In addition, Burlwood Drive is proposed for a location that may contain Oak Woodland, which is a habitat of special concern to the State of California
3. Include proposed cross-sections of the private driveway and fire lane. Clarify whether the driveway is proposed as a private and future street. Width and design of street sections must comply with requirements of the Castaic Area CSD (County Code Section 22.44.137[D][2]) unless the departments of Public Works and/or Fire determine that alternative designs are necessary for public safety.
4. Include net area within general notes.
5. Include calculation of open space, which must be 70 percent of the total net area. Indicate any open space lots and indicate how they are to be maintained in map notes.
6. The map indicates a desilting basin to be maintained by the HOA. Indicate how the HOA will access the basin and whether it will be located within an easement or a separate lot.
7. Remove dashed lines depicting old parcel boundaries.
8. Include a legal description of the property.
9. Indicate all utility providers for the project site.

Exhibit ~~A~~+Maps:

1. All comments regarding the Tentative Map also apply to the Exhibit ~~A~~+Map.

Administrative:

1. The following maps must be provided for all Hillside Management CUPs, per Section 22.56.217.D.3-4 of the County Code:
  - a. A slope map that includes the following:
    - i. The land use designation(s) and all existing and proposed development
    - ii. The following slope categories as determined by a licensed civil engineer, licensed land surveyor, or a registered geologist; and associated color for: Zero to 24.99 percent natural slope (green), 25 to 49.99 percent natural slope (yellow), and 50 percent or greater natural slope (red); and
    - iii. A table listing the number of gross and net acres, land use designation(s), proposed non-residential square footages and/or proposed number of units, and proposed grading amounts within each slope category and within the overall project boundary.
  - b. An open space exhibit that includes the following:
    - i. A site plan depicting proposed lot configuration, proposed streets, proposed grading design, and proposed open space areas. The site plan shall number and label each proposed open space area. The site plan shall also indicate natural open space or improved open space, and within an open space lot or within an Open Space- Restricted Use Area. The site plan shall also depict and describe the type of improved open space within each improved open space area, and
    - ii. A table listing the acreage and percentage of natural open space areas and improved open space areas on each proposed lot, the total acreage and percentage of natural open space areas, and the

total acreage and percentage of improved open space areas.

c. A map showing hillside constraints as defined in subsection B.2. of County Code Section 22.45.217

d. A vegetation exhibit showing existing groundcover, shrubs, and trees.

2. Provide Regional Planning with copies of all reports given to the Department of Public Works in order to facilitate CEQA review.
3. Please provide an updated Oak Tree Report from a licensed arborist evaluating any oak trees proposed for encroachment or removal.
4. Please note that Policy LU-1.3.3 of the Santa Clarita Valley Area Plan discourages development on ridgelines and lands containing 50% slopes.

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. Submit evidence of DRP's concurrence that street frontage can be waived. If the request is not granted, the subdivider shall revise the tentative map to provide a private and future street (commensurate with public standards) to serve each lot.
2. Provide proof of access and the right to construct on the off-site portion of Burlwood Drive joining Hasley Canyon Road and on the off-site of the private driveway and fire lane joining Hidden Valley Court to the satisfaction of the Department of Regional Planning.
3. An approved hydrology report. Please see attached Hydrology review sheet (Comments 1 and 3) for requirements. The hydrology report shall be submitted directly to Public Works.
4. Please see attached Hydrology review sheet (Comments 4 and 5) for additional comments and requirements.
5. An approved engineering geology and soils report. Please see attached Geologic and Soils Engineering review sheet (Comments G1, G2, and S1 to S5) for comments and requirements. The engineering geology and soils report shall be submitted directly to Public Works.
6. Please see attached Grading review sheet (Comments 2, 3, and 4) for requirements.
7. An approved traffic study prior to tentative map approval. Please see attached Road review sheet (Comment 1) for requirements.
8. Please see attached Road review sheet (Comments 2 and 3) for additional requirements.
9. An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for requirements. The sewer area study shall be submitted directly to Public Works.

10. Please see attached Sewer review sheet (Comment 2) for additional requirements.
11. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
12. A revised tentative map is required to show the following additional items:
  - a. Add "Major Land Division" to the title block. Please see attached Subdivision checked print.
  - b. Provide signature of the civil engineer.
  - c. On Sheet 1, Plan Notes, provide the number "0" in front of Tract No. 72630. Please see attached Subdivision checked print.
  - d. On the Vicinity Map, correct misspellings of streets (e.g. Mallorca Pl. and Yosemite Dr.) and label Hillcrest Pkwy. Please see attached Subdivision checked print.
  - e. Provide a proposed phasing map.
  - f. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
  - g. Please see attached Hydrology review sheet (Comment 2) for requirements.
  - h. Please see attached Grading review sheet (Comment 1) and checked prints for requirements.
  - i. Please see attached Sewer review sheet (Comment 3) for requirements.
  - j. Please see attached Water review sheet (Comment 2) for requirements.
12. A revised Exhibit "A" is required to show the following additional items:
  - a. Add "Major Land Division" to the title block. Please see attached Subdivision checked print.

12. A revised Exhibit "A" is required to show the following additional items: (cont.)
- b. Provide signature of the civil engineer.
  - c. On Sheet 1, Plan Notes, provide the number "0" in front of Tract No. 72630. Please see attached Subdivision checked print.
  - d. On the Vicinity Map, correct misspellings of streets (e.g. Mallorca Pl. and Yosemite Dr.) and label Hillcrest Pkwy. Please see attached Subdivision checked print.
  - e. Please see attached Sewer review sheet (Comment 3) for requirements.

*HCW*  
Prepared by Aissa Carrillo<sup>HC</sup>  
tr72630L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr072630/>

Phone (626) 458-3126

Date 11-17-2015



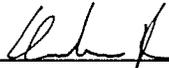
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

TRACT MAP NO. 072630

TENTATIVE MAP DATED 10/20/2015  
EXHIBIT MAP 10/20/2015

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. Prior to tentative map approval for drainage, submit a revised tentative map showing and calling out all debris desilting areas and desilting drainage devices. Identify whether publicly or privately maintained.
3. 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>).
4. Prior to tentative map approval for drainage, submit easement documents for all proposed offsite publicly maintained facilities.
5. A Drainage Benefit Assessment Area (DBAA) will be required to fund the ongoing operation, maintenance, and replacement (if required) of the proposed publically maintained water quality devices.

Reviewed by  Date 11/10/2015 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 72630 Tentative Map Dated 10/20/15 (Revised) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [Y] (Y or N) 500K yd<sup>3</sup> Location Hasley Canyon APN \_\_\_\_\_  
Geologist \_\_\_\_\_ Subdivider Claremont Homes  
Soils Engineer \_\_\_\_\_ Engineer/Arch. SRC West, Inc.

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 an engineering geology and soils 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 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. The submittal in response to this review must include an electronic version of the original report and the supplemental report in response to this review.
- S5. The Geotechnical and Materials Engineering Division is now accepting review submittals through a web application at the following URL: <https://dpw.lacounty.gov/apps/esubmissions/gme/default.aspx>. Please use the web portal to submit documents in response to this review.

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

Prepared by



Geir Mathisen  
Geology Section

Date 11/9/15

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 comply with comments in red in the attached tentative map.
2. Approval of the latest hydrology/Low Impact Development (LID) plan approved by the Storm Drain and Hydrology Section of Land Development Division.
3. Secure the right to construct the proposed offsite publicly maintained improvements prior to tentative map approval, e.g. Hidden Valley Court at the southerly boundary, Burlwood Dr at the northerly boundary.
4. All privately maintained Storm Drain that convey debris flow should be designed to provide self-cleaning velocity with a min slope 5%. For example, pipes in lot 8 and 9.

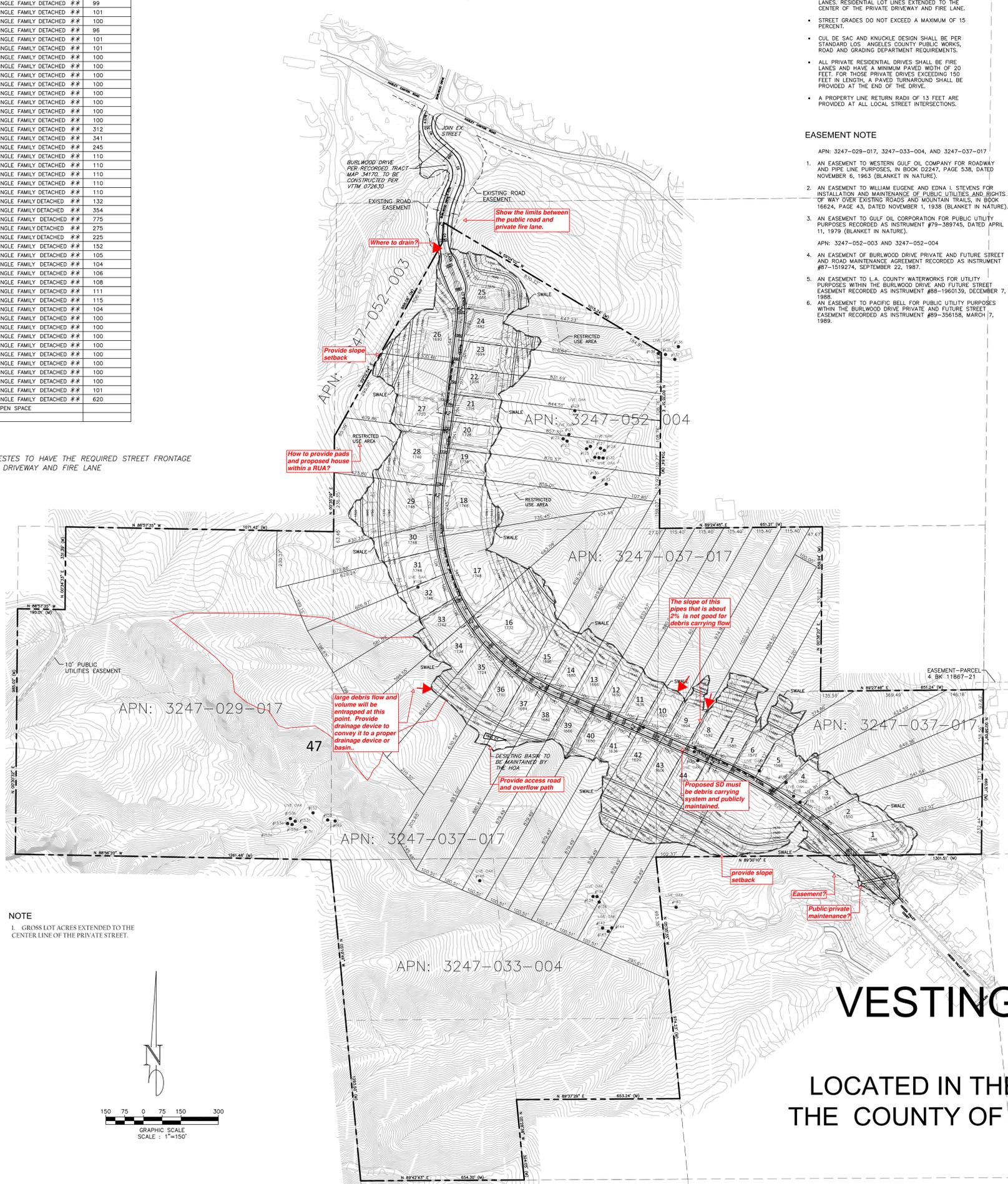


Name Nazem Said Date 11-5-2015 Phone (626) 458-4921

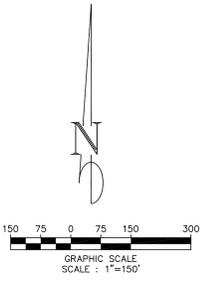
LOT AREA SUMMARY

LOT NO.	NET AREA FT.	GROSS AREA ACRE	TYPE	LOT FRONTAGE
1	16150	2.26	SINGLE FAMILY DETACHED **	127
2	13969	2.46	SINGLE FAMILY DETACHED **	99
3	12643	2.61	SINGLE FAMILY DETACHED **	101
4	14800	2.25	SINGLE FAMILY DETACHED **	100
5	14692	2.05	SINGLE FAMILY DETACHED **	96
6	11961	2.02	SINGLE FAMILY DETACHED **	101
7	9711	2.03	SINGLE FAMILY DETACHED **	101
8	9743	2.31	SINGLE FAMILY DETACHED **	100
9	9928	2.29	SINGLE FAMILY DETACHED **	100
10	9842	2.18	SINGLE FAMILY DETACHED **	100
11	9762	2.07	SINGLE FAMILY DETACHED **	100
12	9804	2.01	SINGLE FAMILY DETACHED **	100
13	9696	2.04	SINGLE FAMILY DETACHED **	100
14	9828	2.01	SINGLE FAMILY DETACHED **	100
15	11807	2.02	SINGLE FAMILY DETACHED **	100
16	20207	3.23	SINGLE FAMILY DETACHED **	312
17	23902	2.62	SINGLE FAMILY DETACHED **	341
18	23106	2.62	SINGLE FAMILY DETACHED **	245
19	10386	2.12	SINGLE FAMILY DETACHED **	110
20	10986	2.18	SINGLE FAMILY DETACHED **	110
21	10929	2.11	SINGLE FAMILY DETACHED **	110
22	10989	2.08	SINGLE FAMILY DETACHED **	110
23	11021	2.08	SINGLE FAMILY DETACHED **	110
24	11817	2.25	SINGLE FAMILY DETACHED **	132
25	10408	2.52	SINGLE FAMILY DETACHED **	354
26	13651	2.03	SINGLE FAMILY DETACHED **	775
27	12931	2.24	SINGLE FAMILY DETACHED **	275
28	22534	2.22	SINGLE FAMILY DETACHED **	225
29	22533	2.13	SINGLE FAMILY DETACHED **	152
30	11994	9.30	SINGLE FAMILY DETACHED **	105
31	12868	10.07	SINGLE FAMILY DETACHED **	104
32	14364	11.57	SINGLE FAMILY DETACHED **	106
33	14134	9.30	SINGLE FAMILY DETACHED **	108
34	12881	6.21	SINGLE FAMILY DETACHED **	111
35	13753	5.32	SINGLE FAMILY DETACHED **	115
36	10507	3.90	SINGLE FAMILY DETACHED **	104
37	9997	3.67	SINGLE FAMILY DETACHED **	100
38	10245	3.91	SINGLE FAMILY DETACHED **	100
39	9874	4.26	SINGLE FAMILY DETACHED **	100
40	10137	4.62	SINGLE FAMILY DETACHED **	100
41	9997	4.82	SINGLE FAMILY DETACHED **	100
42	10013	4.72	SINGLE FAMILY DETACHED **	100
43	9936	4.61	SINGLE FAMILY DETACHED **	100
44	9862	4.51	SINGLE FAMILY DETACHED **	100
45	10130	9.24	SINGLE FAMILY DETACHED **	101
46	16850	2.99	SINGLE FAMILY DETACHED **	620
47		66.36	OPEN SPACE	

\*\* APPLICANT HEREBY REQUESTS TO HAVE THE REQUIRED STREET FRONTAGE WAIVED FOR THE PRIVATE DRIVEWAY AND FIRE LANE

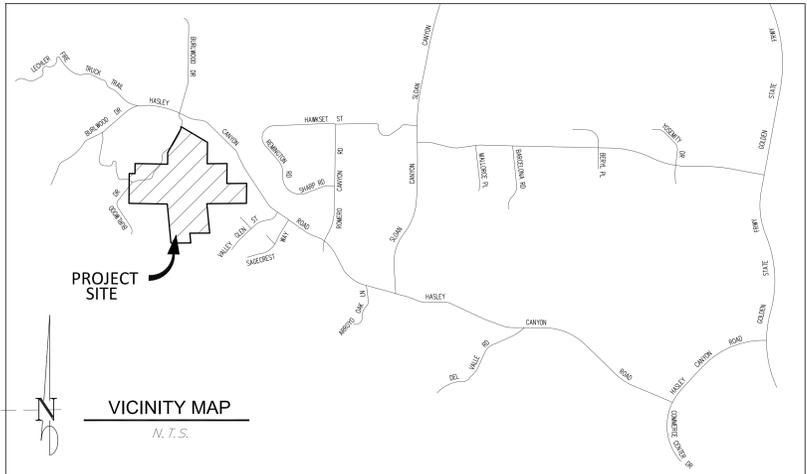


NOTE  
 1. GROSS LOT ACRES EXTENDED TO THE CENTER LINE OF THE PRIVATE STREET.



- CIRCULATION:**
- ALL STREETS TO BE PRIVATE DRIVEWAY AND FIRE LANES. RESIDENTIAL LOT LINES EXTENDED TO THE CENTER OF THE PRIVATE DRIVEWAY AND FIRE LANE.
  - STREET GRADES DO NOT EXCEED A MAXIMUM OF 15 PERCENT.
  - CUL DE SAC AND KNICOLE DESIGN SHALL BE PER STANDARD LOS ANGELES COUNTY PUBLIC WORKS, ROAD AND GRADING DEPARTMENT REQUIREMENTS.
  - ALL PRIVATE RESIDENTIAL DRIVES SHALL BE FIRE LANES AND HAVE A MINIMUM PAVED WIDTH OF 20 FEET FOR THOSE PRIVATE DRIVES EXCEEDING 150 FEET IN LENGTH. A PAVED TURNAROUND SHALL BE PROVIDED AT THE END OF THE DRIVE.
  - A PROPERTY LINE RETURN RADIUS OF 13 FEET ARE PROVIDED AT ALL LOCAL STREET INTERSECTIONS.

- EASEMENT NOTE**
- APN: 3247-029-017, 3247-033-004, AND 3247-037-017  
 AN EASEMENT TO WESTERN GULF OIL COMPANY FOR ROADWAY AND PIPE LINE PURPOSES, IN BOOK D2247, PAGE 536, DATED NOVEMBER 6, 1963 (BLANKET IN NATURE).
  - AN EASEMENT TO WILLIAM EUGENE AND EDNA I. STEVENS FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND RIGHTS OF WAY OVER EXISTING ROADS AND MOUNTAIN TRAILS, IN BOOK 16624, PAGE 43, DATED NOVEMBER 1, 1938 (BLANKET IN NATURE).
  - AN EASEMENT TO GULF OIL CORPORATION FOR PUBLIC UTILITY PURPOSES RECORDED AS INSTRUMENT #79-389745, DATED APRIL 11, 1979 (BLANKET IN NATURE).
  - APN: 3247-052-003 AND 3247-052-004  
 AN EASEMENT OF BURLWOOD DRIVE PRIVATE AND FUTURE STREET AND ROAD MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT #87-1519274, SEPTEMBER 22, 1987.
  - AN EASEMENT TO L.A. COUNTY WATERWORKS FOR UTILITY PURPOSES WITHIN THE BURLWOOD DRIVE AND FUTURE STREET EASEMENT RECORDED AS INSTRUMENT #88-1960139, DECEMBER 7, 1988.
  - AN EASEMENT TO PACIFIC BELL FOR PUBLIC UTILITY PURPOSES WITHIN THE BURLWOOD DRIVE PRIVATE AND FUTURE STREET EASEMENT RECORDED AS INSTRUMENT #89-356156, MARCH 7, 1989.



- GENERAL NOTES:**
- THE PROJECT IS LOCATED IN THE CASTAIC AREA OF UNINCORPORATED LOS ANGELES COUNTY.
  - SANTA CLARITA VALLEY AREA WIDE PLAN (ONE VALLEY ONE VISION) LAND USE DESIGNATION ARE: RURAL, RL-1 100/ACRE, RURAL 2, RL-2 100/2 ACRES AND RL-5-1 DU/5 ACRES.
  - LOS ANGELES COUNTY ZONING IS: A-2-2 HEAVY AGRICULTURAL.
  - ASSESSOR PARCEL NUMBERS: APN 3247-033-004, 3247-037-017, 3247-052-003, 3247-052-004, AND 3247-029-017.
  - GROSS ACRES: 166.63 ACRES

- UTILITIES & SERVICES:**
- STORM DRAIN - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
  - SEWER - LOS ANGELES COUNTY SANITATION DISTRICT NO. 32
  - WATER - LOS ANGELES COUNTY WATER DISTRICT NO. 36
  - GAS - SOUTHERN CALIFORNIA GAS COMPANY
  - ELECTRICAL - SOUTHERN CALIFORNIA EDISON COMPANY
  - TELEPHONE - AT&T
  - CABLE TV - TIME WARNER CABLE
  - SCHOOLS - CASTAIC UNION SCHOOL DISTRICT
  - WM. S. HART UNION HIGH SCHOOL DISTRICT
  - PARKS - LOS ANGELES COUNTY PARK AND RECREATION DEPARTMENT
  - POLICE - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
  - FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT

- PLAN NOTES:**  
 YITM 72630.
- THE SUBJECT PROPERTY HAS BEEN DISTURBED AND PARTIALLY DEVELOPED.
  - GROSS PROJECT AREA: 166.63 ACRES.
  - PROPOSING 46 SINGLE FAMILY RESIDENTIAL LOTS.
  - APPLICANT REQUESTS THE RIGHT TO RECORD MULTIPLE FINAL MAPS PER SECTION 66456.1 OF CALIFORNIA GOVERNMENT CODE (SUBDIVISION MAP ACT).
  - APPLICANT REQUESTS THE RIGHT TO ADJUST LOT LINES TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
  - APPLICANT REQUESTS THE RIGHT TO CREATE ADDITIONAL OPEN SPACE LOTS PRIOR TO THE REVISION OF FINAL MAPS TO THE SATISFACTION OF THE DEPARTMENT OF REGIONAL PLANNING.
  - A HOMEOWNERS ASSOCIATION IS TO BE ESTABLISHED TO MAINTAIN COMMON OPEN SPACE AREAS.
  - MAXIMUM MANUFACTURED SLOPE GRADIENT SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
  - 10 OAK TREES TO BE REMOVED PER LOS ANGELES COUNTY OAK TREE ORDINANCE.

**APPLICANT:**  
 CLAREMONT HOME, INC  
 380 CIVIC DRIVE, STE. 2000  
 PLEASANT HILL, CA 95423  
 PHONE: (925) 332-7281  
 FAX: (925) 332-7947

**PROPERTY OWNER:**  
 APN: 3247-029-017, 3247-033-004, AND 3247-037-017  
 ARCIERO & SON, A CALIFORNIA CORPORATION  
 27231 BURBANK, FOOTHILL RANCH, CA. 92610  
 APN: 3247-052-003 AND 3247-052-004  
 JOHN L. STICH AND ELIZABETH C. STICH, HUSBAND AND WIFE  
 AS JOINT TENANTS  
 30036 SAGECREST WAY, CASTAIC, CA. 91384

**ENGINEER/PLANNER:**  
 CIVIL DESIGN AND DRAFTING, INC.  
 885 PATRIOT DR., UNIT C  
 MOORPARK, CA 93021  
 PHONE: (805) 522-2622  
 FAX: (805) 426-8016  
 ATTN: IMAD ABUJAWDAH

**ENVIRONMENTAL:**  
 RINCON CONSULTANTS, INC.  
 600 SOUTH LAKE AVENUE, SUITE 500  
 PASADENA, CA 91106  
 PHONE: (605) 644-4455  
 ATTN: JOE POWERS

**GEOTECHNICAL ENGINEER:**  
 GOLD COAST GEOSERVICES, INC.  
 5251 VERDUGO WAY, SUITE J  
 CAMARILLO, CA 93012  
 PHONE: (805) 484-5070  
 ATTN: SCOTT HOGREFE

**TRAFFIC:**  
 LINSCOTT, LAW AND GREENSPAN, ENGINEERS  
 600 SOUTH LAKE AVENUE, SUITE 500  
 PASADENA, CA 91106  
 PHONE: (626) 796-2322  
 ATTN: DAVID SCHENDER

**LEGAL DESCRIPTION:**  
 SEE SHEETS 2 OF 3 AND 3 OF 3

**BASIS OF BEARING**  
 THE BEARING NORTH 89°30'10" EAST ON THE NORTH LINE OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON THE MAP OF TRACT NO. 45645, FILED IN BOOK 1264, PAGES 58 THROUGH 66, INCLUSIVE, OF MAPS RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARING SHOWN ON THIS MAP.

**BENCH MARK**  
 LA CO ENCR TAG SE COR CONC SW/END HASKLEY CYN RD, 1.8 M W/O SLOAN CYN RD, 12' E/O PP3726066E, NAVD 88 DATUM.  
 NEWHALL (2009) L-7100 ELEV. 1600.298

**EARTH WORK: CALCULATION**  
 CUT = 600,000 C.Y.  
 FILL = 600,000 C.Y.  
 IMPORT/EXPORT = 0 C.Y.

# VESTING TENTATIVE TRACT MAP NO. 072630

## LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

### OCTOBER 20, 2015

UNDERGROUND SERVICE ALERT  
 1-800-424-4135

REVISION BLOCK

REV.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER - VESTING PG-1  
 REGISTERED PROFESSIONAL ENGINEER - VESTING PG-1

DESIGN DRAFTING INC.

VESTING TRACT NO. 072630  
 SHEET 1 OF 3

SCALE: AS NOTED

It is recommended that this tentative map and exhibit 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 traffic impact study shall be submitted directly to Public Works for review and approval and a review fee is also required. Based on the approved traffic study, a revised tentative map and/or conceptual striping plan may be required. For additional information, please contact Jeff Pletyak at (626) 300-4867 of our Traffic and Lighting Division.
2. We have no records of the existing slope easement along Burlwood Drive as depicted on the tentative and exhibit maps. As previously requested, provide proof that the subdivider has secured the necessary off-site slope easement and/or right of way to allow for the construction of the necessary off-site grading and street improvements (paved access to nearest paved public roadway, and temporary turnaround) to the satisfaction of Public Works and the Fire Department. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way prior to tentative map approval.
3. All lots must have street frontage unless the Department of Regional Planning (DRP) is prepared to waive such requirement to the Advisory Agency. Submit evidence of DRP's concurrence that street frontage can be waived and place a note on the tentative map requesting permission to waive street frontage requirements. If the request is not granted, the subdivider shall revise the tentative map to provide a private and future street (commensurate with public standards) to serve each lot.

PC

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) Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
- (2) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
- (3) A revised tentative and exhibit map are required to show the following additional items:
  - a. Show location of existing sewer main lines to serve the proposed development with PC number and label point of connection.
  - b. Provide a minimum 10 feet sanitary sewer easement along proposed sewer mainline.
  - c. Show any off-site improvements required by the approved area study, if any.

-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. 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 parcel.
2. A revised tentative map is required to show the following:
  - a. Show and label existing water main lines and point of connection.



Prepared by Tony Khalkhali  
Tr72630w-rev1.doc

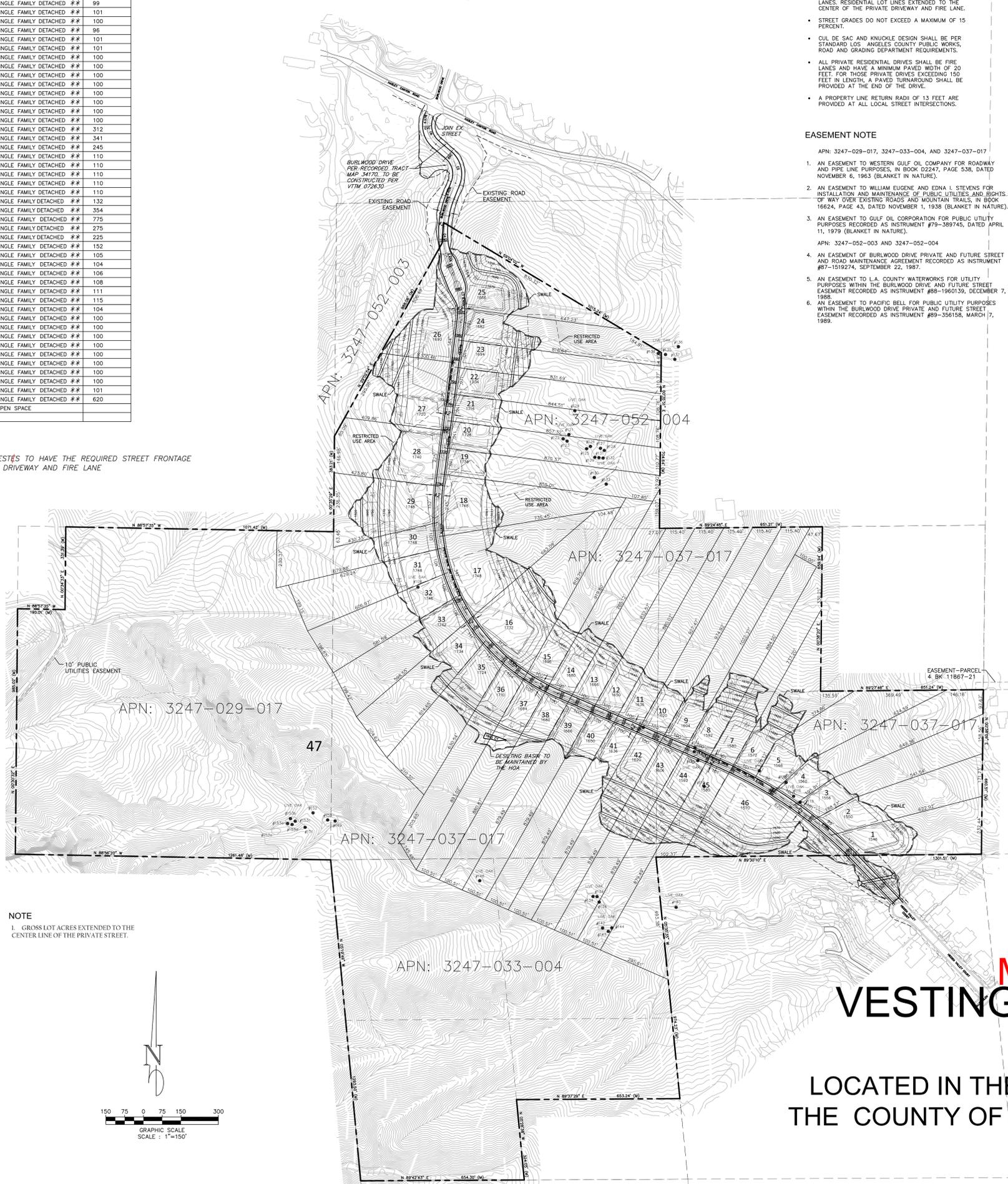
Phone (626) 458-4921

Date 11-12-2015

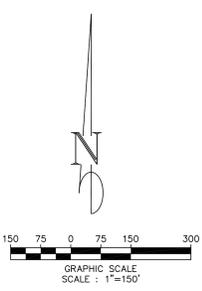
LOT AREA SUMMARY

LOT NO.	NET AREA FT <sup>2</sup>	GROSS AREA ACRE	TYPE	LOT FRONTAGE FT
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41	9997	4.82	SINGLE FAMILY DETACHED **	100
42	10013	4.72	SINGLE FAMILY DETACHED **	100
43	9936	4.61	SINGLE FAMILY DETACHED **	100
44	9862	4.51	SINGLE FAMILY DETACHED **	100
45	10130	9.24	SINGLE FAMILY DETACHED **	101
46	16850	2.99	SINGLE FAMILY DETACHED **	620
47		66.36	OPEN SPACE	

\*\* APPLICANT HEREBY REQUESTS TO HAVE THE REQUIRED STREET FRONTAGE  
 WAIVED FOR THE PRIVATE DRIVEWAY AND FIRE LANE

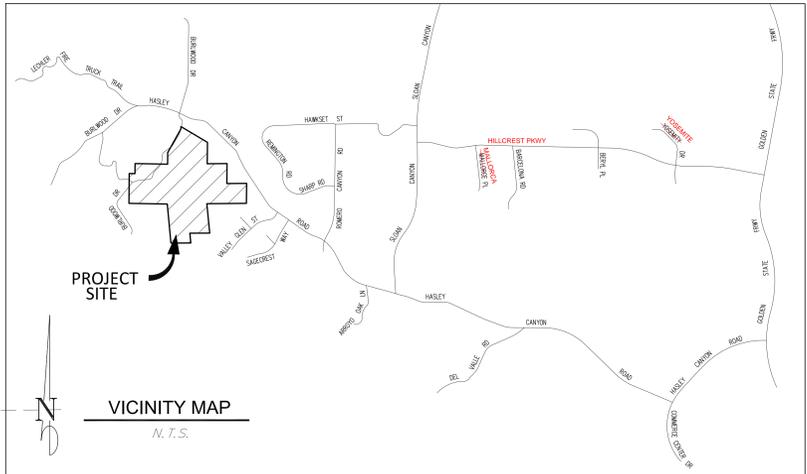


NOTE  
 1. GROSS LOT ACRES EXTENDED TO THE  
 CENTER LINE OF THE PRIVATE STREET.



- CIRCULATION:**
- ALL STREETS TO BE PRIVATE DRIVEWAY AND FIRE LANES. RESIDENTIAL LOT LINES EXTENDED TO THE CENTER OF THE PRIVATE DRIVEWAY AND FIRE LANE.
  - STREET GRADES DO NOT EXCEED A MAXIMUM OF 15 PERCENT.
  - CUL DE SAC AND KNICOLE DESIGN SHALL BE PER STANDARD LOS ANGELES COUNTY PUBLIC WORKS, ROAD AND GRADING DEPARTMENT REQUIREMENTS.
  - ALL PRIVATE RESIDENTIAL DRIVES SHALL BE FIRE LANES AND HAVE A MINIMUM PAVED WIDTH OF 20 FEET FOR THOSE PRIVATE DRIVES EXCEEDING 150 FEET IN LENGTH. A PAVED TURNAROUND SHALL BE PROVIDED AT THE END OF THE DRIVE.
  - A PROPERTY LINE RETURN RADIUS OF 13 FEET ARE PROVIDED AT ALL LOCAL STREET INTERSECTIONS.

- EASEMENT NOTE**
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- GENERAL NOTES:**
- THE PROJECT IS LOCATED IN THE CASTAIC AREA OF UNINCORPORATED LOS ANGELES COUNTY.
  - SANTA CLARITA VALLEY AREA WIDE PLAN (ONE VALLEY ONE VISION) LAND USE DESIGNATION ARE: RURAL, RL-1 100/ACRE, RURAL 2, RL-2 100/2 ACRES AND RL-5-1 DU/5 ACRES.
  - LOS ANGELES COUNTY ZONING IS: A-2-2 HEAVY AGRICULTURAL.
  - ASSESSOR PARCEL NUMBERS: APN 3247-033-004, 3247-037-017, 3247-052-003, 3247-052-004, AND 3247-029-017.
  - GROSS ACRES: 166.63 ACRES

- UTILITIES & SERVICES:**
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  - SEWER - LOS ANGELES COUNTY SANITATION DISTRICT NO. 32
  - WATER - LOS ANGELES COUNTY WATER DISTRICT NO. 36
  - GAS - SOUTHERN CALIFORNIA GAS COMPANY
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  - TELEPHONE - AT&T
  - CABLE TV - TIME WARNER CABLE
  - SCHOOLS - CASTAIC UNION SCHOOL DISTRICT
  - WM - S. HART UNION HIGH SCHOOL DISTRICT
  - PARKS - LOS ANGELES COUNTY PARK AND RECREATION DEPARTMENT
  - POLICE - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
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- PLAN NOTES:**  
 YTM 072630.
- THE SUBJECT PROPERTY HAS BEEN DISTURBED AND PARTIALLY DEVELOPED.
  - GROSS PROJECT AREA: 166.63 ACRES.
  - PROPOSING 46 SINGLE FAMILY RESIDENTIAL LOTS.
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  - 10 OAK TREES TO BE REMOVED PER LOS ANGELES COUNTY OAK TREE ORDINANCE.

**APPLICANT:**  
 CLAREMONT HOME, INC  
 380 CIVIC DRIVE, STE 200C  
 PLEASANT HILL, CA 95423  
 PHONE: (925) 332-7281  
 FAX: (925) 332-7947

**PROPERTY OWNER:**  
 APN: 3247-029-017, 3247-033-004, AND 3247-037-017  
 ARCIERO & SON, A CALIFORNIA CORPORATION  
 27231 BURBANK, FOOTHILL RANCH, CA. 92610  
 APN: 3247-052-003 AND 3247-052-004  
 JOHN L. STICH AND ELIZABETH C. STICH, HUSBAND AND WIFE  
 AS JOINT TENANTS  
 30036 SAGECREST WAY, CASTAIC, CA. 91384

**ENGINEER/PLANNER:**  
 CIVIL DESIGN AND DRAFTING, INC.  
 885 PATRIOT DR., UNIT C  
 MOORPARK, CA 93021  
 PHONE: (805) 522-2622  
 FAX: (805) 426-8016  
 ATTN: IMAD ABOUJAWDAH

**ENVIRONMENTAL:**  
 RINCON CONSULTANTS, INC.  
 180 NORTH ASHWOOD AVE.  
 VENTURA, CA 93003  
 PHONE: (805) 644-4455  
 ATTN: JOE POWERS

**GEOTECHNICAL ENGINEER:**  
 GOLD COAST GEOSERVICES, INC.  
 5251 VERDUGO WAY, SUITE J  
 CAMARILLO, CA 93012  
 PHONE: (805) 484-5070  
 ATTN: SCOTT HOGREFE

**TRAFFIC:**  
 LINSBOTT, LAW AND GREENSPAN, ENGINEERS  
 600 SOUTH LAKE AVENUE, SUITE 500  
 PASADENA, CA 91106  
 PHONE: (626) 796-2322  
 ATTN: DAVID SCHENDER

**AERIAL TOPOGRAPHY:**  
 PINNACLE LAND SURVEYING, INC.  
 28348 CONSTELLATION ROAD, SUITE 800  
 SATE CLARITA, CA 91355  
 CELL: (661) 816-4180  
 OFFICE: (661) 254-1928  
 FAX: (661) 254-1929  
 ATTN: HABIB CHABABI

**LEGAL DESCRIPTION:**  
 SEE SHEETS 2 OF 3 AND 3 OF 3

**BASIS OF BEARING**  
 THE BEARING NORTH 89°30'10" EAST ON THE NORTH LINE OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON THE MAP OF TRACT NO. 45645, FILED IN BOOK 1264, PAGES 58 THROUGH 66, INCLUSIVE, OF MAPS RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARING SHOWN ON THIS MAP.

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**EARTH WORK: CALCULATION**  
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 FILL = 600,000 C.Y.  
 IMPORT/EXPORT = 0 C.Y.

**MAJOR LAND DIVISION**  
**VESTING TENTATIVE TRACT MAP**  
**NO. 072630**  
 LOCATED IN THE UNINCORPORATED TERRITORY OF  
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 OCTOBER 20, 2015

UNDERGROUND SERVICE ALERT  
 1-800-482-4135

REVISION BLOCK

REV.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER - CIVIL  
 DESIGN AND DRAFTING, INC.

PREPARED BY: VESTING TRACT NO. 072630  
 VESTING TENTATIVE TRACT MAP NO. 072630  
 THE RESERVE AT HASLEY CANYON

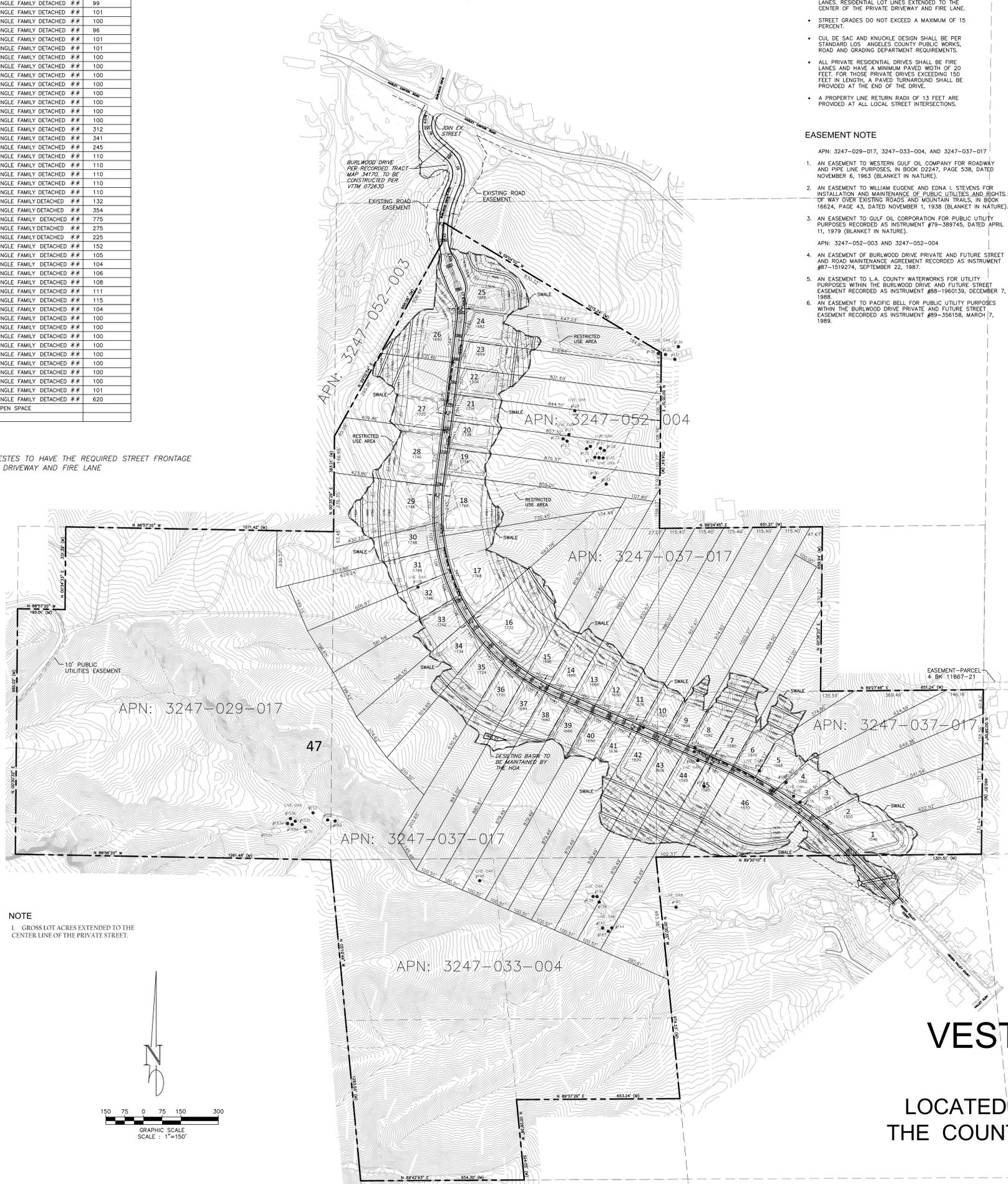
SHEET 1 OF 3 SHTS

SCALE: AS NOTED

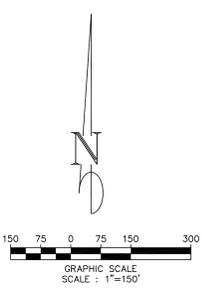
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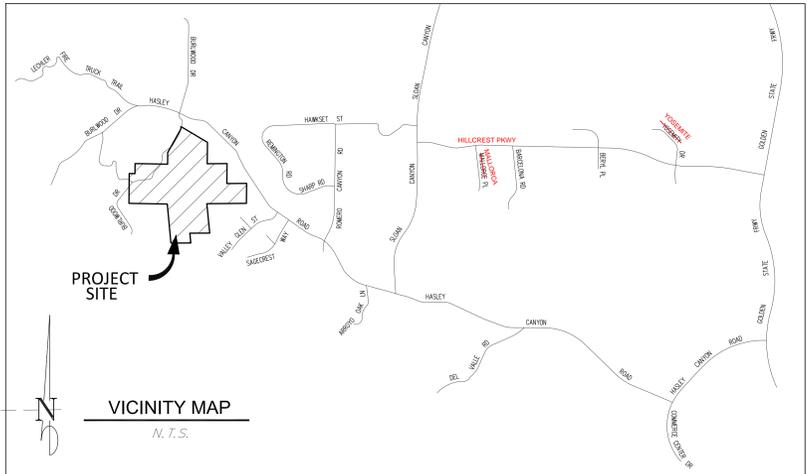


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EASEMENT NOTE

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GENERAL NOTES:

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380 CIVIC DRIVE, STE 200C  
PLEASANT HILL, CA 95423  
PHONE: (925) 332-7281  
FAX: (925) 332-7947

PROPERTY OWNER:

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27231 BURBANK, FOOTHILL RANCH, CA. 92610  
APN: 3247-052-003 AND 3247-052-004  
JOHN L. STICH AND ELIZABETH C. STICH, HUSBAND AND WIFE  
AS JOINT TENANTS  
30036 SAGECREST WAY, CASTAIC, CA. 91384

ENGINEER/PLANNER:

CIVIL DESIGN AND DRAFTING, INC.  
885 PATRIOT DR., UNIT C  
MOORPARK, CA 93021  
PHONE: (805) 522-2622  
FAX: (805) 426-8016  
ATTN: IMAD ABOUJAWDAH

GEOTECHNICAL ENGINEER:

GOLD COAST GEOSERVICES, INC.  
5251 VERDUGO WAY, SUITE J  
CARMARILLO, CA 93022  
PHONE: (805) 484-5070  
ATTN: SCOTT HOGREFE

AERIAL TOPOGRAPHY:

PINNACLE LAND SURVEYING, INC.  
28348 CONSTELLATION ROAD, SUITE 800  
SANTA CLARITA, CA 91355  
CELL: (661) 816-4180  
OFFICE: (661) 254-1928  
FAX: (661) 254-1929  
ATTN: HABIB CHABABI

LEGAL DESCRIPTION:

SEE SHEETS 2 OF 3 AND 3 OF 3

BASIS OF BEARING

THE BEARING NORTH 89°30'10" EAST ON THE NORTH LINE OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON THE MAP OF TRACT NO. 45645, FILED IN BOOK 1264, PAGES 56 THROUGH 66, INCLUSIVE, OF MAPS RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARING SHOWN ON THIS MAP.

BENCH MARK

LA CO ENCR TAG SE COR CONC SW/END HASKLEY CYN RD, 1.8 M W/O SLOAN CYN RD, 12' E/O PP3726066E, NAVD 88 DATUM.  
NEWHALL (2009) L-7100 ELEV. 1600.298

EARTH WORK: CALCULATION

CUT = 600,000 C.Y.  
FILL = 600,000 C.Y.  
IMPORT/EXPORT = 0 C.Y.

**MAJOR LAND DIVISION**  
**EXHIBIT "A"**  
**VESTING TENTATIVE TRACT MAP**  
**NO. 072630**

LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
OCTOBER 20, 2015

UNDERGROUND SERVICE ALERT  
1-800-424-7135

REVISION BLOCK

REV.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER - VENTURA COUNTY  
REGISTERED PROFESSIONAL ENGINEER - CIVIL  
No. 10000

DESIGN  
DRAFTING  
INC.

PREPARED BY: [Name]

VESTING TRACT NO. 072630  
EXHIBIT "A"  
THE RESERVE AT HASKLEY CANYON

SHEET 1 OF 3 SHTS

SCALE: AS NOTED

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 072630 (Rev.)

Page 1/1

TENTATIVE MAP DATED 10-20-2015  
EXHIBIT "A" DATED 10-20-2015

- 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 Aissa Carrillo  
tr72630L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr072630/>

Phone (626) 458-3126

Date 11-17-2015

**PRELIMINARY CONDITIONS:**

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

1. The request to waive street frontage is subject to approval by the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
2. If street frontage is waived, reserve a non-exclusive access easement along the proposed Private driveway and Firelanes to the satisfaction of Public Works and the Fire Department.
3. If street frontage is waived, comply with the private drive manual requirements on the Private driveway and Firelanes to the satisfaction of Public Works.
4. Provide offsite paved access (24 foot minimum width with 8 foot graded shoulders) along Burlwood Drive and Hidden Valley Court to the nearest paved public roadway to the satisfaction of Public Works. Secondary means of access may be required by the Fire Department. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way for the offsite work.
5. Prior to Building permit issuance, pay the fees established by the Board of Supervisors for the Castaic 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 \$19,910 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.
6. 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 Castaic Bridge and Major Thoroughfare Construction Fee District, then the subdivider may be issued credits which may then be used within the Castaic District. Reimbursements will only be made on improvements constructed by the subdivider that are include as District improvements and are deemed ultimate improvements (as opposed to interim improvements).

7. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works. If identified in the traffic study, prepare Traffic Signal Plans (Scale 1:20) for all intersections (both on-site and off-site) affected by the subdivision to the satisfaction of Public Works.
8. If required by the Traffic Impact Analysis, comply with the approved conceptual signing and striping plans dated \_\_\_\_\_. Provide detailed 40 foot scale signing and striping plans for off-site multi-lane highways and streets affected by this subdivision to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza  
tr72630r-rev1.doc

Phone (626) 458-4921

Date 11-13-2015

The following report 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, Underground 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. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
10. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
11. Delineate proof of access to a public street on the final map.
12. 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.
13. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
14. The first unit of this subdivision shall be filed as Tract No. 72630-01, the second unit, Tract No. 72630-02, and the last unit, Tract No. 72630
15. 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.
16. 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.
17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

18. 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

Prepared by Aissa Carrillo  
tr72630L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr072630/>

Phone (626) 458-3126

Date 11-17-2015



## 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 72630

MAP DATE: October 20, 2015

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**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. The proposed access road for this development shall be public streets designed to the Department of Public Works standards. A gated community will not be supported by the Fire Department at this time. Redesign the project and resubmit for review prior to Tentative Map clearance.
2. This development is required to provide an approved public secondary access road not to connect back to Hasley Canyon Road. The secondary access shall be a public street designed to the Department of Public Works standards. Redesign the project and resubmit for review prior to Tentative Map clearance.
3. The existing easement for Burlwood Road shall be accepted as legal public access by the Department of Public Works from Hasley Canyon Road to the lot frontage. Provide accepted verification prior to Tentative Map clearance.
4. Show the location of the closest existing public fire hydrant(s) on Hasley Canyon Road and Burlwood Road to the lot frontage, this will assisting to determine the location of the required fire hydrants for this development. Compliance required prior to Tentative Map.
5. Submit a fire flow availability form, FORM 195, to our office for the closest existing public fire hydrant located on Hasley Canyon Road and Burlwood Road to the lot frontage. Compliance required prior to Tentative Map.
6. Submit a Preliminary Water Design Report from Los Angeles County Water Works District 36 for the proposed water line extension within this development confirming the design will meet the Fire Department's minimum fire flow requirement. Submit a copy for review prior to Tentative Map clearance.



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PROJECT: TR 72630

MAP DATE: October 20, 2015

- 
7. Obtain clearance from the Fire Department's Planning Section confirming the existing Fire Department facilities can provide adequate emergency services for the proposed development. The Fire Department Planning Section can be reached at (323) 881-2404. Provide a written response back to the Land Development Unit prior to Tentative Map clearance.
  8. 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.

### FINAL MAP CONDITIONS OF APPROVAL

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. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

### PROJECT CONDITIONS OF APPROVAL

1. 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

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PROJECT: TR 72630

MAP DATE: October 20, 2015

- 
2. 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.
  3. The on-site private driveways 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.
  4. The fire apparatus access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall provide a paved or concrete surface. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
  6. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. 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 private driveway 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.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
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Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72630

MAP DATE: October 20, 2015

- 
8. All proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
  9. Install ??? public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
  10. 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.
  11. The required fire flow from the 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.
  12. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the 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 by the Fire Prevention Engineering Section as approved during the building permit review process.
  13. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
  14. 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.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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PROJECT: TR 72630

MAP DATE: October 20, 2015

- 
15. 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.
  16. Maintain a minimum vertical clearance of 13 feet 6 inches for any protected trees encroaching into the required fire apparatus access driveway. This requirement is subject to any applicable tree trimming permit from the appropriate county agencies.
  17. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  18. All future 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.
  19. All proposed public 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.

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>72630</b>	DRP Map Date:	<b>10/20/2015</b>	SCM Date:	<b>12/03/2015</b>	Report Date:	<b>11/17/2015</b>
Park Planning Area #	<b>35B</b>	<b>CASTAIC/VAL VERDE</b>	<b>CSD: Castaic</b>	Map Type: <b>REV. (REV RECD)</b>			

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:	<b>0.47</b>
IN-LIEU FEES:	<b>\$91,641</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$91,641 in-lieu fees.

**Trails:**

No trails.

**Comments:**

The project proposes 46 detached single family homes.

**\*\*\* 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



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>72630</b>	DRP Map Date:	<b>10/20/2015</b>	SMC Date:	<b>12/03/2015</b>	Report Date:	<b>11/17/2015</b>
Park Planning Area #	<b>35B</b>	<b>CASTAIC/VAL VERDE</b>	<b>CSD: Castaic</b>	Map Type: <b>REV. (REV RECD)</b>			

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)people x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

- Where:
- P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
  - Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
  - U = Total approved number of Dwelling Units.
  - X = Local park space obligation expressed in terms of acres.
  - RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>3.44</b>	<b>0.0030</b>	<b>46</b>	<b>0.47</b>
M.F. < 5 Units	2.44	0.0030	0	0.00
M.F. >= 5 Units	2.69	0.0030	0	0.00
Mobile Units	2.76	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.47</b>

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.47	\$194,981	<b>\$91,641</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.47	0.00	0.00	0.47	\$194,981	<b>\$91,641</b>



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Acting Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

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**Michael D. Antonovich**  
Fifth District

November 18, 2015

Tentative Tract Map No. 072630

Vicinity: Castaic

Tentative Tract Map Date: October 20, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Vesting Tentative Tract Map 072630** based on the use of public water (Los Angeles County Water Works) and public sewer as proposed. Please forward a copy of the current signed "Will Serve" letter from the water purveyor to this Department.

Any variation from the approved use of water supply and/or approved method of sewage disposal shall render this approval null and void.

Prepared by:

**VICENTE C. BAÑADA** *V. Bañada*  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[vbanada@ph.lacounty.gov](mailto:vbanada@ph.lacounty.gov)  
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