



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

SUBDIVISION COMMITTEE REPORT

PROJECT NUMBER

R2014-00025-(5)

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 Aboujawdah

**MAP/EXHIBIT
DATE:**

05/25/16

**SCM REPORT
DATE:**

06/21/16

SCM DATE:

06/30/16

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 ("CUP") 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.

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

Hasley Canyon Road and Burlwood Drive, Castaic

ACCESS

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

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 tmontgomery@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	Cleared	Julie Yom (213) 351-5121 jyom@parks.lacounty.gov
Public Health	Cleared	Vicente Banada (626) 430-5382 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUSTentative 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**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. The map notes indicate that 15 oaks are proposed for removal, yet only 13 oaks are labeled as such on the map. 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. 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. The current table of lots seems to indicate much less net area than is accurate. These may be pad areas rather than net areas. Please correct.
5. Include calculation of open space, which must be 70 percent of the total net area. Open space should include all improved and unimproved open space—not only that located on the open space lot.
6. The map indicates three desilting basins to be maintained by the HOA. Indicate whether they will be located within easements. It is strongly recommended that these basins be placed on separate lots.
7. Please indicate how off-site access roads are to be maintained. You will also need to prove the right to construct and maintain such off-site roads.
8. Trail segments are indicated sporadically throughout the map. Please indicate whether these are meant to be contiguous and accurately depict trails for their entire lengths.
9. The line work for the map is inconsistent. Please make sure that all line types, such as lot lines, are consistently shown, and include a legend.

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:
 - 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. As previously requested, an approved hydrology report is required. 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. As previously requested, an approved engineering geology and soils report is required. The engineering geology and soils report shall be submitted directly to Public Works. In addition, please pay the \$6,180.00 Geotech report review fees. Please see attached Geotechnical Fees Due statement.
6. Please see attached Grading review sheet (Comments 2 through 6) for requirements.
7. Please see attached Road review sheet (Comment 2) for requirements.
8. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for requirement. Please note that sewer area study PC 12300as is currently under review.
9. Please see attached Sewer review sheet (Comment 2) for additional requirements.

10. A revised tentative map is required to show the following additional items:
- a. Please provide signature of the civil engineer on the electronic copy.
 - b. As previously requested, please provide a proposed phasing map. If the applicant no longer requests to file multiple final maps, please remove the note from the Plan Notes.
 - c. As previously requested, 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.
 - d. Please see attached Hydrology review sheet (Comment 2) for requirements.
 - e. Please see attached Grading review sheet (Comment 1) for requirements.
 - f. Please see attached Road review sheet (Comment 1) and checked prints for comments and requirements.
 - g. Please see attached Sewer review sheet (Comment 3) for requirements.
11. A revised Exhibit "A" is required to show the following additional items:
- a. Please provide signature of the civil engineer on the electronic copy.
 - b. If the applicant no longer requests to file multiple final maps, please remove the note from the Plan Notes.
 - c. Please 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.
 - d. Please see attached Road review sheet (Comment 1) and checked prints for comments and requirements.
 - e. Please see attached Sewer review sheet (Comment 3) for requirements.
12. As discussed at the 12/03/2015 SCM, provide a release from the previous engineer.



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

TRACT MAP NO. 072630

TENTATIVE MAP DATED 05/25/2016
EXHIBIT MAP 05/25/2016

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. Debris Basin that is 150 CY must be publicly 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 _____

Michele Chimienti

Date 06/21/2016 Phone (626) 458-4921

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:
 - a. Existing contour line elevation values.
 - b. All proposed offsite improvements should be within the existing easement, e.g. culvert and its access road under Hidden Valley Court, and the grading daylight lines of Burlwood Dr.
 - c. Complete grading and drainage comments will follow upon submitting hydrology study.
2. Approval of the latest hydrology/Low Impact Development (LID) plan approved by the Storm Drain and Hydrology Section of Land Development Division. The related drainage comments will follow upon submitting the hydrology study. A drainage acceptance covenant may be required from the offsite property owner for the culvert under Hidden Valley Court.
3. Follow the road denial/conditions to secure the right to construct the proposed offsite improvements, e.g. Hidden Valley Court at the southerly boundary, and 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.
5. Privately maintained basins maximum size is 150 c.y. Larger size basin should be publicly maintained.
6. Provide justification for proposing improvement within RUA in lot 18, 28, and 29.

Name Nazem Said  Date 6/21/2016 Phone (626) 458-4921

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 revised tentative map and exhibit map is required. See comments as shown in the attached files (2016-06-21 tr072630 TM20160525 RD checkprint.pdf) which can be found at the following ftp link:
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTR%2072630/>
2. Provide proof that the subdivider has secured the necessary rights to construct the necessary off-site grading if additional slope and drainage easements are required to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements prior to tentative map approval.



Prepared by Patricia Constanza
tr72630r-rev2updated 2016-06-21

Phone (626) 458-4921

Date 06-21-2016

LOT AREA SUMMARY

LOT NO.	NET AREA (FT ²)	GROSS AREA (ACRE)	TYPE	LOT FRONTAGE (FT)
1	16150	2.08	SINGLE FAMILY DETACHED **	126
2	13969	2.06	SINGLE FAMILY DETACHED **	101
3	12843	2.16	SINGLE FAMILY DETACHED **	101
4	14800	2.48	SINGLE FAMILY DETACHED **	101
5	14692	2.25	SINGLE FAMILY DETACHED **	98
6	11961	2.04	SINGLE FAMILY DETACHED **	101
7	9711	2.17	SINGLE FAMILY DETACHED **	100
8	9743	2.04	SINGLE FAMILY DETACHED **	101
9	9928	2.29	SINGLE FAMILY DETACHED **	101
10	9842	2.18	SINGLE FAMILY DETACHED **	101
11	9762	2.13	SINGLE FAMILY DETACHED **	106
12	9804	2.07	SINGLE FAMILY DETACHED **	111
13	9696	2.05	SINGLE FAMILY DETACHED **	122
14	9828	2.06	SINGLE FAMILY DETACHED **	109
15	11807	2.01	SINGLE FAMILY DETACHED **	114
16	20207	2.67	SINGLE FAMILY DETACHED **	252
17	23902	2.62	SINGLE FAMILY DETACHED **	341
18	23106	2.46	SINGLE FAMILY DETACHED **	245
19	10386	2.11	SINGLE FAMILY DETACHED **	106
20	10986	2.18	SINGLE FAMILY DETACHED **	110
21	10929	2.10	SINGLE FAMILY DETACHED **	108
22	10989	2.07	SINGLE FAMILY DETACHED **	108
23	11021	2.08	SINGLE FAMILY DETACHED **	110
24	11817	2.25	SINGLE FAMILY DETACHED **	128
25	10408	2.51	SINGLE FAMILY DETACHED **	252
26	13651	2.06	SINGLE FAMILY DETACHED **	468
27	12931	2.24	SINGLE FAMILY DETACHED **	257
28	22534	2.22	SINGLE FAMILY DETACHED **	225
29	22533	2.12	SINGLE FAMILY DETACHED **	150
30	11994	2.09	SINGLE FAMILY DETACHED **	105
31	12868	2.11	SINGLE FAMILY DETACHED **	103
32	14364	2.02	SINGLE FAMILY DETACHED **	105
33	14134	2.02	SINGLE FAMILY DETACHED **	107
34	12881	2.13	SINGLE FAMILY DETACHED **	110
35	13753	2.24	SINGLE FAMILY DETACHED **	113
36	10507	2.27	SINGLE FAMILY DETACHED **	103
37	9987	2.03	SINGLE FAMILY DETACHED **	100
38	10245	2.01	SINGLE FAMILY DETACHED **	100
39	9874	2.01	SINGLE FAMILY DETACHED **	101
40	10137	2.01	SINGLE FAMILY DETACHED **	101
41	9997	2.01	SINGLE FAMILY DETACHED **	101
42	10013	2.01	SINGLE FAMILY DETACHED **	101
43	9936	2.01	SINGLE FAMILY DETACHED **	101
44	9862	2.01	SINGLE FAMILY DETACHED **	101
45	10130	2.49	SINGLE FAMILY DETACHED **	101
46	16850	2.99	SINGLE FAMILY DETACHED **	581
47		66.36	OPEN SPACE	

A bench here will require additional slope easement; show detail grading & secure eddl slope & drainage easements where culverts may be needed prior to TM approval

provide detail proposed grading and construction and secure any required offset easements if needed.

Provide a physical demarcation between public street and private drive & fire lane

move notes to the general notes

update the exhibit map accordingly

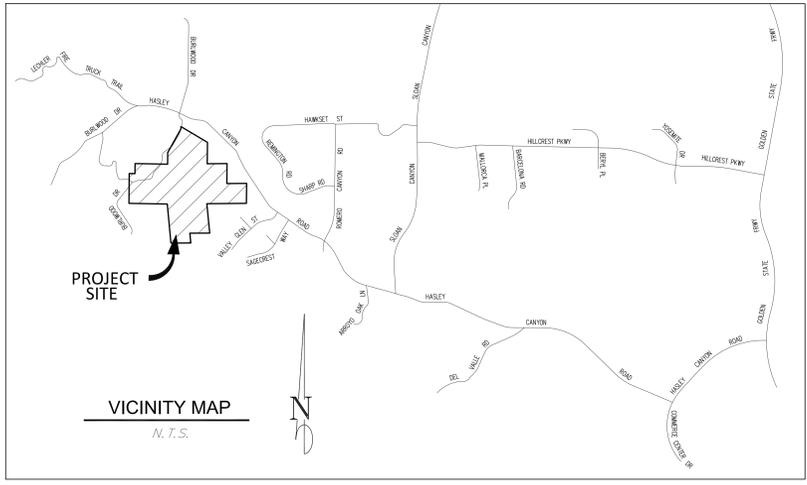
NOTE:
* ALL SWALES SHOULD HAVE A MINIMUM OF 5% SLOPE FOR SELF CLEANING VELOCITY
** APPLICANT HEREBY REQUESTS TO HAVE THE REQUIRED STREET FRONTAGE WAIVED FOR THE PRIVATE DRIVEWAY AND FIRE LANE

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 KNUCKLE 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 30 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 NOTES

- 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 538, 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 18624, 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 BURWOOD DRIVE PRIVATE AND FUTURE STREET AND ROAD MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT #87-151974, SEPTEMBER 22, 1987.
 - AN EASEMENT TO L.A. COUNTY WATERWORKS FOR UTILITY PURPOSES WITHIN THE BURWOOD DRIVE AND FUTURE STREET EASEMENT RECORDED AS INSTRUMENT #88-1960139, DECEMBER 7, 1988.
 - AN EASEMENT TO PACIFIC BELL FOR PUBLIC UTILITY PURPOSES WITHIN THE BURWOOD DRIVE PRIVATE AND FUTURE STREET EASEMENT RECORDED AS INSTRUMENT #89-356158, 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: RL20 (RURAL LAND 20-1 DWELLING UNIT/20 GROSS ACRES), RL2 (RURAL LAND 2-1 DWELLING UNIT/2 GROSS 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

PLAN NOTES:

- VTM 072630:
- GROSS PROJECT AREA: 166.63 ACRES.
 - PROPOSING 46 SINGLE FAMILY RESIDENTIAL LOTS.
 - APPLICANT REQUESTS THE RIGHT TO RECORD MULTIPLE FINAL MAPS PER SECTION 64456.1 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 RECORDED 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.
 - 15 CM+ TREES TO BE REMOVED PER LOS ANGELES COUNTY OAK TREE ORDINANCE.

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 HIGH SCHOOL DISTRICT
- PARKS - LOS ANGELES COUNTY PARK AND RECREATION DEPARTMENT
- POLICE - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
- FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT

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
MORFARK, CA 93021
PHONE: (805) 522-2622
FAX: (805) 426-8016
ATTN: IMAD ABOUJAWDAH

GEOTECHNICAL ENGINEER:

GOLD COAST GEOSERVICES, INC.
5251 VERDUGO WAY, SUITE J
CAMARILLO, CA 93012
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 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. 45845, 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 SLAB, W/END HASLEY CYN RD, 1.8 MI W/O SLOAN CYN RD, 12' E/O PP3726066E, NAVD 88 DATUM.
NEWELL (2009) L-7100 ELEV. 1600.298

EARTH WORK: CALCULATION

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

ENVIRONMENTAL:

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

TRAFFIC:

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

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 072630

LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
MAY 25, 2016

ROAD



UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
1-800-482-4135

REVISION BLOCK

REV.	DATE	DESCRIPTION

DESIGNER/PLANNER: IMAD ABOUJAWDAH
REGISTERED PROFESSIONAL ENGINEER - CIVIL
NO. 44567

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

SHEET 1 OF 3 SHOTS

SCALE: AS NOTED

PREPARED BY: Design Drafting Inc.

DATE: 05/25/16

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.
EXCEPT THE NORTH 332.23 FEET OF THE WEST 190 FEET OF SAID LAND.

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERALS, IN AND UNDER SAID LAND, TOGETHER WITH A RIGHT OF ENTRY, INGRESS AND EGRESS HERETO AT ANY POINT BELOW 500 FEET FROM THE SURFACE AS RESERVED BY DELIGHT NORTON DODDS AND KATHRYN DODDS KENNEY, IN DEED RECORDED APRIL 17, 1964 IN BOOK D2438, PAGE 28, OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 25% INTEREST IN AND TO ALL OIL, GAS AND MINERALS, IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT OF ENTRY, INGRESS AND EGRESS HERETO AT ANY POINT BELOW 500 FEET FROM THE SURFACE, AS RESERVED IN THE DEED FROM JESS F. HIGH, A WIDOWER, RECORDED NOVEMBER 16, 1954.

PARCEL 2:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE SOUTH 1/2 OF THE SOUTHWEST ONE QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 6, 1880.

EXCEPT AND UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND MINERALS, IN AND UNDER SAID LAND, TOGETHER WITH A RIGHT OF ENTRY, INGRESS AND EGRESS HERETO AT ANY POINT BELOW 500 FEET FROM THE SURFACE, AS RESERVED BY DELIGHT NORTON DODDS AND KATHRYN DODDS KENNEY, IN DEED RECORDED APRIL 17, 1964 IN BOOK D2438, PAGE 28, OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 25% INTEREST IN AND TO ALL OIL, GAS AND MINERALS, IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT OF ENTRY, INGRESS AND EGRESS HERETO AT ANY POINT BELOW 500 FEET FROM THE SURFACE, AS RESERVED IN THE DEED FROM JESS F. HIGH, A WIDOWER, RECORDED NOVEMBER 16, 1954.

PARCEL 3:
THE NORTH 1/2 OF LOT 4; THE NORTH 1/2 OF THE SOUTH 1/2 OF LOT 4; THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF LOT 4; ALL IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE SEPTEMBER 6, 1880.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND MINERALS, IN AND UNDER SAID LAND, TOGETHER WITH A RIGHT OF ENTRY, INGRESS AND EGRESS HERETO AT ANY POINT BELOW 500 FEET FROM THE SURFACE, AS RESERVED IN THE DEED FROM JESS F. HIGH, A WIDOWER, RECORDED NOVEMBER 16, 1954.

CLTA Preliminary Report Form - Modified (11/17/06) Page 3

EXHIBIT A
(Continued)

ANY POINT BELOW 500 FEET FROM THE SURFACE AS RESERVED BY DELIGHT NORTON DODDS AND KATHRYN DODDS KENNEY, IN DEED RECORDED APRIL 17, 1964 IN BOOK D2438, PAGE 28, OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 25% INTEREST IN AND TO ALL OIL, GAS AND MINERALS, IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT OF ENTRY, INGRESS AND EGRESS HERETO AT ANY POINT BELOW 500 FEET FROM THE SURFACE, AS RESERVED IN THE DEED FROM JESS F. HIGH, A WIDOWER, RECORDED NOVEMBER 16, 1954.

PARCEL 4:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PUBLIC UTILITY AND SEWERS OVER THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 17 WEST SAN BERNARDINO BASE AND MERIDIAN, BOUNDED AS FOLLOWS:

ON THE SOUTH BY THE SOUTH LINE AND WESTERLY PROLONGATION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, ON THE WEST BY A LINE PARALLEL WITH AND DISTANT WESTERLY 30 FEET FROM THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, ON THE NORTH BY A LINE PARALLEL WITH AND DISTANT NORTHERLY 30 FEET FROM SAID SOUTH LINE HEREBY REFERRED TO, AND BOUNDED ON THE EAST BY THE SOUTHWEST LINE OF HASLEY CANYON ROAD, AS DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 11, PAGE 21, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM PARCELS 1, 2 AND 3, HERETOFORE DESCRIBED, ALL REMAINING INTEREST IN AND TO ALL OIL, GAS AND MINERALS, IN AND UNDER SAID LAND, TOGETHER WITH RIGHT OF ENTRY, INGRESS AND EGRESS HERETO AT ANY POINT BELOW 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED RECORDED MARCH 22, 1969 AS INSTRUMENT NO. 89-445839, OFFICIAL RECORDS.

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EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 10 OF TRACT 3410, AS PER MAP RECORDED IN BOOK 1097, PAGES 53 THROUGH 55, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS AND/OR UTILITIES OVER THOSE PORTIONS OF LOTS 1 THROUGH 6, INCLUSIVE, AND 9 THROUGH 11, INCLUSIVE OF TRACT 3410, AS PER MAP RECORDED IN BOOK 1097, PAGES 53 THROUGH 55, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DELINEATED ON SAID MAP AS PRIVATE AND FUTURE STREET.

APN: 3247-052-003

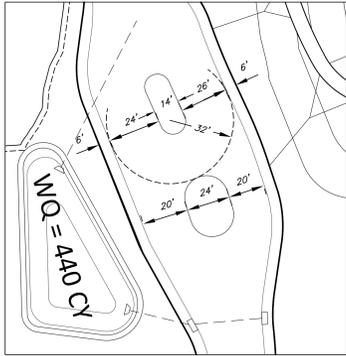
PARCEL 3:
LOT 11 OF TRACT 3410, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1097, PAGES 53 THROUGH 55, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
AN EASEMENT FOR INGRESS AND EGRESS AND/OR UTILITIES OVER THOSE PORTIONS OF LOTS 1 THROUGH 6, INCLUSIVE, AND 9 THROUGH 11, INCLUSIVE OF TRACT 3410, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1097, PAGES 53 THROUGH 55, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DELINEATED ON SAID MAP AS PRIVATE AND FUTURE STREET.

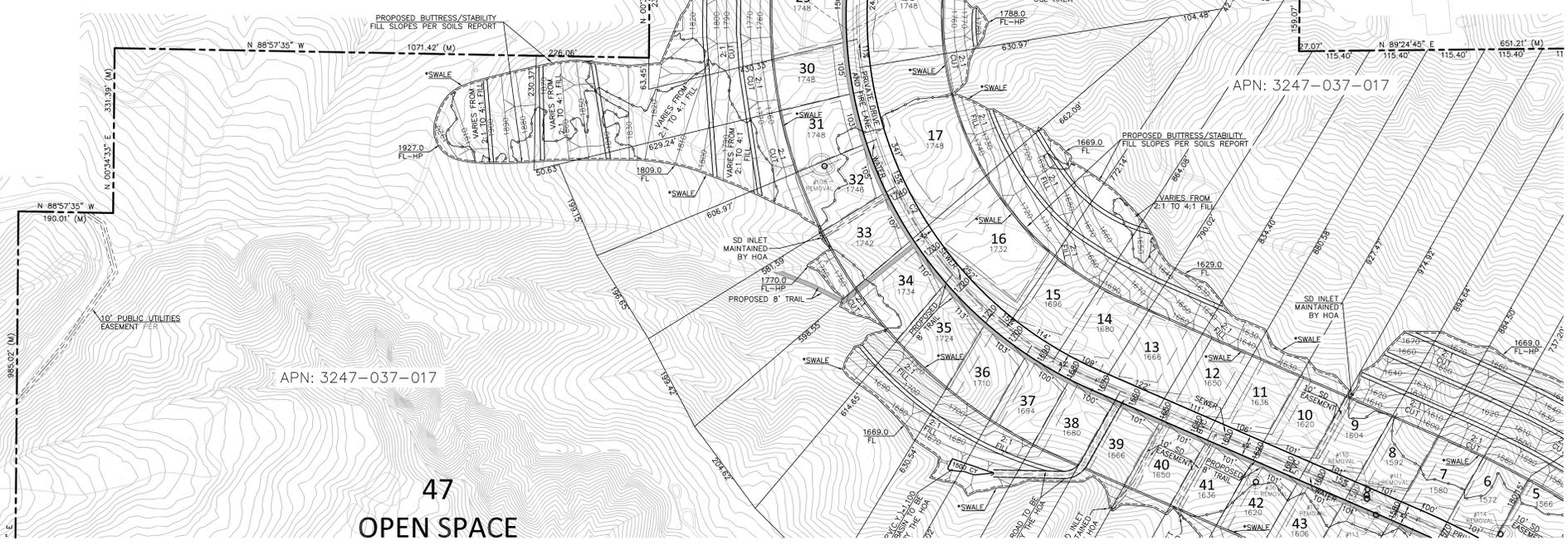
APN: 3247-053-004

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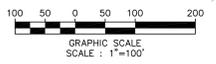
see comments on sheet 1



ENTRY GATE DETAIL
N.T.S.



47 OPEN SPACE
MATCH LINE SEE SHEET 2



CENTER LINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21°49'28"	1720.98	655.51	331.78
C2	73°47'29"	803.00	1030.32	610.56
C3	33°11'35"	350.00	202.77	104.32
C4	47°31'41"	375.93	311.84	165.52
C5	71°07'46"	99.97	124.03	71.43
C6	75°01'49"	100.18	131.19	76.91

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
1-800-482-4353

REV.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER
CITY OF LOS ANGELES
No. 12584

DESIGN DRAFTING INC.
188 Pacific Drive, Suite C
Marina del Rey, CA 90292
Phone: (310) 542-2922
Fax: (310) 542-8816
email: info@designdrafting.com

PREPARED BY:
Design Drafting Inc.

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

SHEET 3 OF 3 SHOTS

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 sewer area study PC 12300as currently in plancheck with Public Works must be approved. 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) Provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site sewer improvements prior to tentative map approval to the satisfaction of Public Works.
- (3) A revised tentative and exhibit map are required to show the following additional items:
 - a. As previously requested, provide a minimum 10 feet sanitary sewer easement along proposed sewer mainline.
 - b. Show any off-site improvements required by the approved area study, if any.

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

Page 1/1

TENTATIVE MAP DATED 05-25-2016
EXHIBIT "A" DATED 05-25-2016

- 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-rev2.doc
<http://planning.lacounty.gov/case/view/tr072630/>

Phone (626) 458-3126

Date 06-20-2016

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, 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.

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

Page 3/3

TENTATIVE MAP DATED 05-25-2016
EXHIBIT "A" DATED 05-25-2016

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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW *AC*
Prepared by Aissa Carrillo
tr72630L-rev2.doc
<http://planning.lacounty.gov/case/view/tr072630/>

Phone (626) 458-3126

Date 06-20-2016

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. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines along the offsite Burlwood Drive and Hidden Valley Court from the property to the nearest paved public roadway. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way for the offsite work.
5. Reconstruct and remove the existing cul-de-sac bulb along Hidden Valley Court to extend this street to the tract boundary with 60' of right of way.
6. Prior to the construction of road improvements along Burlwood Drive and Hidden Valley Court, initiate the County's acceptance of off-site future right of way as dedicated right of way to the satisfaction of Public Works. Processing fees will be required.
7. Initiate the vacation process of the excess offsite right of way at the existing cul-de-sac bulb along Hidden Valley Court. Processing fees will be required.
8. Execute a covenant for the private maintenance of the offsite slope easements along Burlwood Drive and Hidden Valley Court to the satisfaction of Public Works.
9. Provide a physical demarcation between the proposed private driveway and firelane and the proposed public streets along Burlwood Drive and Hidden Valley Court to the satisfaction of Public Works.
10. 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.

11. 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).



Prepared by Patricia Constanza
tr72630r-rev2updated 2016-06-21

Phone (626) 458-4921

Date 06-21-2016

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. The applicant shall comply with the requirements as indicated on the attached letter dated 08/26/15 from the Los Angeles County Waterworks District No. 36-Val Verde to the satisfaction of Public Works.
4. The will serve letter issued by "Waterworks District No. 36" will expire on 08/26/2016, it is the applicant's sole responsibility to renew the aforementioned in a timely manner (if necessary) prior to public hearing. Failure to do so may cause delays in project approval.
5. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
6. Submit landscape and irrigation plans with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance. Depict all line of sight easements on the landscaping and grading plans.
7. If recycled water is available, install a separate water irrigation systems for recycled water use per landscape plans. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.



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: May 25, 2016

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 as well as the closest existing public fire hydrant on Hidden Valley Court. 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.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 72630

MAP DATE: May 25, 2016

7. 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. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.



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: May 25, 2016

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).
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.



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: May 25, 2016

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.
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.



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: May 25, 2016

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.
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 stripped 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.



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



PARK OBLIGATION REPORT

Tentative Map #	72630	DRP Map Date:	05/25/2016	SCM Date:	06/30/2016	Report Date:	06/21/2016
Park Planning Area #	35B	CASTAIC/VAL VERDE	CSD: Castaic	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:	0.47
IN-LIEU FEES:	\$91,641

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:

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



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



PARK OBLIGATION WORKSHEET

Tentative Map #	72630	DRP Map Date:	05/25/2016	SMC Date:	06/30/2016	Report Date:	06/21/2016
Park Planning Area #	35B	CASTAIC/VAL VERDE	CSD: Castaic	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	3.44	0.0030	46	0.47
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	
Total Acre Obligation =				0.47

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

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

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
0.47	0.00	0.00	0.47	\$194,981	\$91,641



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June 20, 2016

Tentative Tract Map No. 072630

Vicinity: Castaic Canyon

Tentative Tract Map Date: May 25, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 072630** based on the use of public water (Los Angeles County Waterworks District #36) and public sewer as proposed for wastewater disposal. A copy of a current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

V.C.

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