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	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Claremont Homes / Imad Aboujawdah	**09/27/16**	**10/25/16**	**11/03/16**

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 16 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 : ☐ Exhibit "A" Modification to : ☐ Recorded Map Other: ☐

MAP STATUS

Initial: ☐ 1st Revision: ☐ 2nd Revision: ☐ Additional Revisions (3rd): ☒

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

Department	Status	Contact
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 STATUS

Tentative Map Revision Required: ☒
Exhibit Map/Exhibit "A" Revision Required: ☒
Revised Application Required: ☒
Reschedule for Subdivision Committee Meeting: ☒
Reschedule for Subdivision Committee Reports Only: ☐
Other Holds (see below): ☒

REGIONAL PLANNING ADDITIONAL COMMENTS

Tentative Map:

1. The listed net area of Lot 37 is 77,440 square feet. The A-2-2 Zone requires a net lot area of at least 80,000 square feet. Either revise the map to increase the area of Lot 37 or revise the CUP application an burden of proof to include a request for density-controlled development.
2. 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.
3. Revise Lot Table so that gross and net areas are both listed in acres.
4. 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.
5. Please indicate how off-site access roads are to be maintained.
6. Trail segments are indicated inconsistently throughout different sheets of the map and the Exhibit "A." Please rectify this.
7. 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. The private driveway and fire lane easement should be shown with a dashed line.

Exhibit "A" Maps:

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

Administrative:

1. Please provide an updated Oak Tree Report from a licensed arborist evaluating any oak trees proposed for encroachment or removal.

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. 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.

3. Please see attached Hydrology review sheet (Comment 4) for additional comments and requirements.

4. A regional geologic map and a geotechnical report are required. Please see attached Geologic and Soils Engineering review sheet (Comments G1 through G23 and S1 through S5) for comments and requirements.

5. Please see attached Road review sheet (Comment 2) for requirements.

6. 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 pending review.

7. Please see attached Sewer review sheet (Comment 2) for additional requirements.

8. 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 Geology review sheet (Comments G14 and G24) for requirement.

f. Please see attached Grading review sheet (Comment 1) for requirements.

g. Please see attached Road review sheet (Comment 1) and checked prints for comments and requirements.

h. Please see attached Sewer review sheet (Comment 3) for requirements.

10. 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.

11. As discussed at the 12/03/2015 SCM, provide a release from the previous engineer.

HW

Prepared by Aissa Carrillo Phone (626) 458-3126 Date 10-26-2016

tr72630L-rev3.doc
http://planning.lacounty.gov/case/view/tr072630/

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

TRACT MAP NO. 072630c

TENTATIVE MAP DATED 09/27/16
EXHIBIT MAP 09/27/16

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.
    - Hydrology has not been approved. Comments were sent to the engineer on 9/26/16.

2. Prior to tentative map approved 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 greater than 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.

Reviewed by _____ Date 10/24/16 Phone (626) 458-4921
Michele Chimienti

PCA LX001129/A867
Telephone: (626) 458-4925

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**	9/27/16 (Revised)	**Parent Tract**	
Grading By Subdivider? [Y] (Y or N)	600K yd³	**Location**	Hasley Canyon	**APN**	
Geologist	Gold Coast Geoservices, Inc.	**Subdivider**	Claremont Homes		
Soils Engineer	Gold Coast Geoservices, Inc.	**Engineer/Arch.**	Civil Design and Drafting, Inc.		

Review of:
Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: ---
Geotechnical Report(s) Dated: **3/29/16**
References: ---

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

As previously requested:

G1. Provide a regional geologic map of the site.

G2. The geotechnical consultant shall review and reference Barrows, A. G., 1986, Landslide Hazards in the East-half of the Val Verde Quadrangle, Los Angeles County, California; CDMG OFR 86-9 LA. Depict the boundaries of the mapped CDMG landslides on the geologic maps.

G3. The geotechnical consultant shall review and reference stereo aerial photographs of the area to look for evidence of ancient landslide geomorphology and revise their report and recommendations as necessary to incorporate their findings.

G4. Provide a numerical designation for each landslide in order to differentiate and identify the features.

G5. Provide subsurface exploration to define the geometries of the upper landslide shown on geologic cross section D-D'.

G6. Review of CDMG Open-File Report 86-9 indicates that the upper landslide referenced in review comment G6 is connected to, and part of, the large landslide in which borings B-2 and B-3 are situated. Provide additional analysis, including review of referenced CDMG report, as well as additional exploration, stability calculations, etc., as warranted.

G7. Review of CDMG Open-File Report 86-9 indicates the presence of a landslide underlying portions of lots 34 and 35. Provide subsurface exploration, demonstrate slide geometry and calculate stability. Provide mitigative design as warranted.

G8. A mapped landslide located on lots 12 and 13 is showing crossing proposed lot boundaries. Per County policy, adjust lot lines so that the landslide and impacted areas not to cross lot boundaries or provide remediation of the landslide. The landslide hazard may not be subdivided.

G9. The basal geometry of the landslide depicted on cross sections C-C' and J-J' is questionable. Compare and contrast with the geometry shown on cross section D-D', and utilizing the geologic findings from boring B-2 (PG). Revise the cross sections as necessary. Additional subsurface exploration may be required to determine the geometry of the landslide.

G10. Depict the proposed final topography in the areas of all landslide removals, including but not limited to lots 22, 23, 27 and 28.

G11. Clearly mark the boundaries of the mapped landslides on the geologic cross sections, including but not limited to cross sections G-G', H-H', J-J', L-L'.

G12. According to the geologic map boring B-5 (GCGS) is located within the mapped slide area. However, the boring log does not indicate any slide material. Discuss and revise as necessary.

G13. Cross section J-J' indicates a landslide in the vicinity of test pit TP-21, however the geologic maps depicts the material as Colluvium/ Pico Formation. Discuss the discrepancy between the geologic map and the cross section and revise as necessary.

G14. Place all unmitigated landslides in Restricted Use Areas. Show Restricted Use Areas (RUAs) on the geotechnical map and Tentative Map. Note: The designation of RUAs for large open space areas that has not been explored is not recommended.

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET (continued)

Tentative Tract / Parcel Map 72630

Remarks (continued):

G15. The ranges of attitudes utilized in the slope stability analysis appear to be narrower than the values depicted on the geologic map. Therefore, the consultant shall provide justification for the values used and revise the analysis as necessary.

G16. 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.

G17. Test pit T-11 is erroneously depicted ad TP-11 on cross section A-A'. Revise cross section as necessary.

G18. Provide an explanation for the RUA shown on the Tentative Map in the northern portion of the proposed subdivision.

G19. Evaluate debris flow potential for each building area located below a swale or steep natural slope. Provide mitigation recommendations as necessary. Show recommended mitigation on the geologic map. Note: Compacted fills in swales is not an acceptable mitigation measure for debris flow hazards.

G20. Provide volume calculations of the anticipated debris material on the ascending slopes. If deflection walls are recommended as mitigation measure, establish a freeboard based on the volume calculations.

G21. Provide a map that delineates the site in relation to State of California Seismic Hazard Zones.

G22. Topography/Grading shown on the geotechnical map and tentative map/Exhibit "A" must conform.

G23. Provide a geotechnical map with legible topographic contour values.

G24. Provide a Tentative Map with topographic contour values.

S1. Discuss how shear strengths were determined for each geologic unit modeled in slope stability analyses. References to specific test data should be included to substantiate the shear strengths used.

S2. Discuss how the angles used in modeling anisotropic shear strengths were determined from the site geology.

S3. Provide a table summarizing the results of stability analyses performed.

S4. Provide stability analyses for the most critical temporary conditions that may occur during grading.

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 this web portal to submit documents in response to this review.

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

Prepared by

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2849
GEOTECHNICAL
STATE OF CALIFORNIA

Jeremy Wan
Soils Section

PROFESSIONAL GEOLOGIST
Geir R. Mathisen
No. 2376
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Geir Mathisen
Geology Section

Date 10/19/16

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD

TRACT NO. 72630 (Rev.)

TENTATIVE MAP DATED 09-27-16
EXHIBIT MAP DATED 09-27-16

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 (2016-10-19 TTR072630_RD checkprint.pdf) which can be found at the following ftp link:
ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTR%2072630/

2. As previously requested, 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.

PC

Prepared by Patricia Constanza Phone (626) 458-4921 Date 10-19-2016
tr72630r-rev3

RECEIVED
DEPT OF REGIONAL PLANNING
TR072630 TENTATIVE PG1
27 SEP 2016

LOT AREA SUMMARY

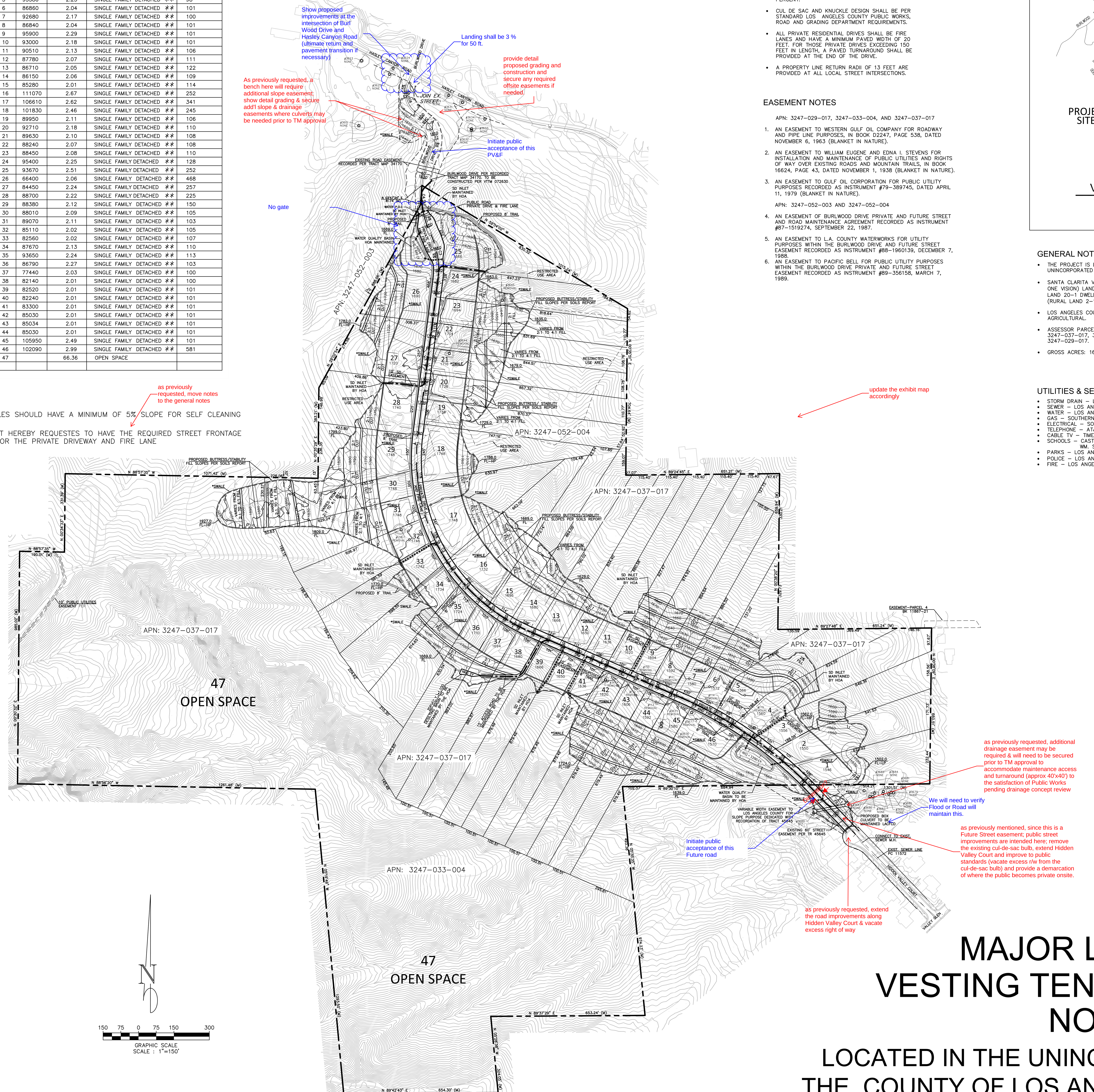
LOT NO.	NET AREA (FT^2)	GROSS AREA (ACRE)	TYPE	LOT FRONTAGE (FT)
1	88350	2.08	SINGLE FAMILY DETACHED **	126
2	87880	2.06	SINGLE FAMILY DETACHED **	101
3	90840	2.16	SINGLE FAMILY DETACHED **	101
4	104560	2.48	SINGLE FAMILY DETACHED **	101
5	95580	2.25	SINGLE FAMILY DETACHED **	98
6	86860	2.04	SINGLE FAMILY DETACHED **	101
7	92680	2.17	SINGLE FAMILY DETACHED **	100
8	86840	2.04	SINGLE FAMILY DETACHED **	101
9	95900	2.29	SINGLE FAMILY DETACHED **	101
10	93000	2.18	SINGLE FAMILY DETACHED **	101
11	90510	2.13	SINGLE FAMILY DETACHED **	106
12	87780	2.07	SINGLE FAMILY DETACHED **	111
13	86710	2.05	SINGLE FAMILY DETACHED **	122
14	86150	2.06	SINGLE FAMILY DETACHED **	109
15	85280	2.01	SINGLE FAMILY DETACHED **	114
16	111070	2.67	SINGLE FAMILY DETACHED **	252
17	106610	2.62	SINGLE FAMILY DETACHED **	341
18	101830	2.46	SINGLE FAMILY DETACHED **	245
19	89950	2.11	SINGLE FAMILY DETACHED **	106
20	92710	2.18	SINGLE FAMILY DETACHED **	110
21	89630	2.10	SINGLE FAMILY DETACHED **	108
22	88240	2.07	SINGLE FAMILY DETACHED **	108
23	88450	2.08	SINGLE FAMILY DETACHED **	110
24	95400	2.25	SINGLE FAMILY DETACHED **	128
25	93670	2.51	SINGLE FAMILY DETACHED **	252
26	66400	2.06	SINGLE FAMILY DETACHED **	468
27	84450	2.24	SINGLE FAMILY DETACHED **	257
28	88700	2.22	SINGLE FAMILY DETACHED **	225
29	88380	2.12	SINGLE FAMILY DETACHED **	150
30	88010	2.09	SINGLE FAMILY DETACHED **	105
31	89070	2.11	SINGLE FAMILY DETACHED **	103
32	85110	2.02	SINGLE FAMILY DETACHED **	105
33	82560	2.02	SINGLE FAMILY DETACHED **	107
34	87670	2.13	SINGLE FAMILY DETACHED **	110
35	93650	2.24	SINGLE FAMILY DETACHED **	113
36	86790	2.27	SINGLE FAMILY DETACHED **	103
37	77440	2.03	SINGLE FAMILY DETACHED **	100
38	82140	2.01	SINGLE FAMILY DETACHED **	100
39	82520	2.01	SINGLE FAMILY DETACHED **	101
40	82240	2.01	SINGLE FAMILY DETACHED **	101
41	83300	2.01	SINGLE FAMILY DETACHED **	101
42	85030	2.01	SINGLE FAMILY DETACHED **	101
43	85034	2.01	SINGLE FAMILY DETACHED **	101
44	85030	2.01	SINGLE FAMILY DETACHED **	101
45	105950	2.49	SINGLE FAMILY DETACHED **	101
46	102090	2.99	SINGLE FAMILY DETACHED **	581
47		66.36	OPEN SPACE	

as previously requested, move notes to the general notes

NOTE:

* ALL SWALES SHOULD HAVE A MINIMUM OF 5% SLOPE FOR SELF CLEANING VELOCITY

** APPLICANT HEREBY REQUESTES 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 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 RADII OF 13 FEET ARE PROVIDED AT ALL LOCAL STREET INTERSECTIONS.

EASEMENT NOTES

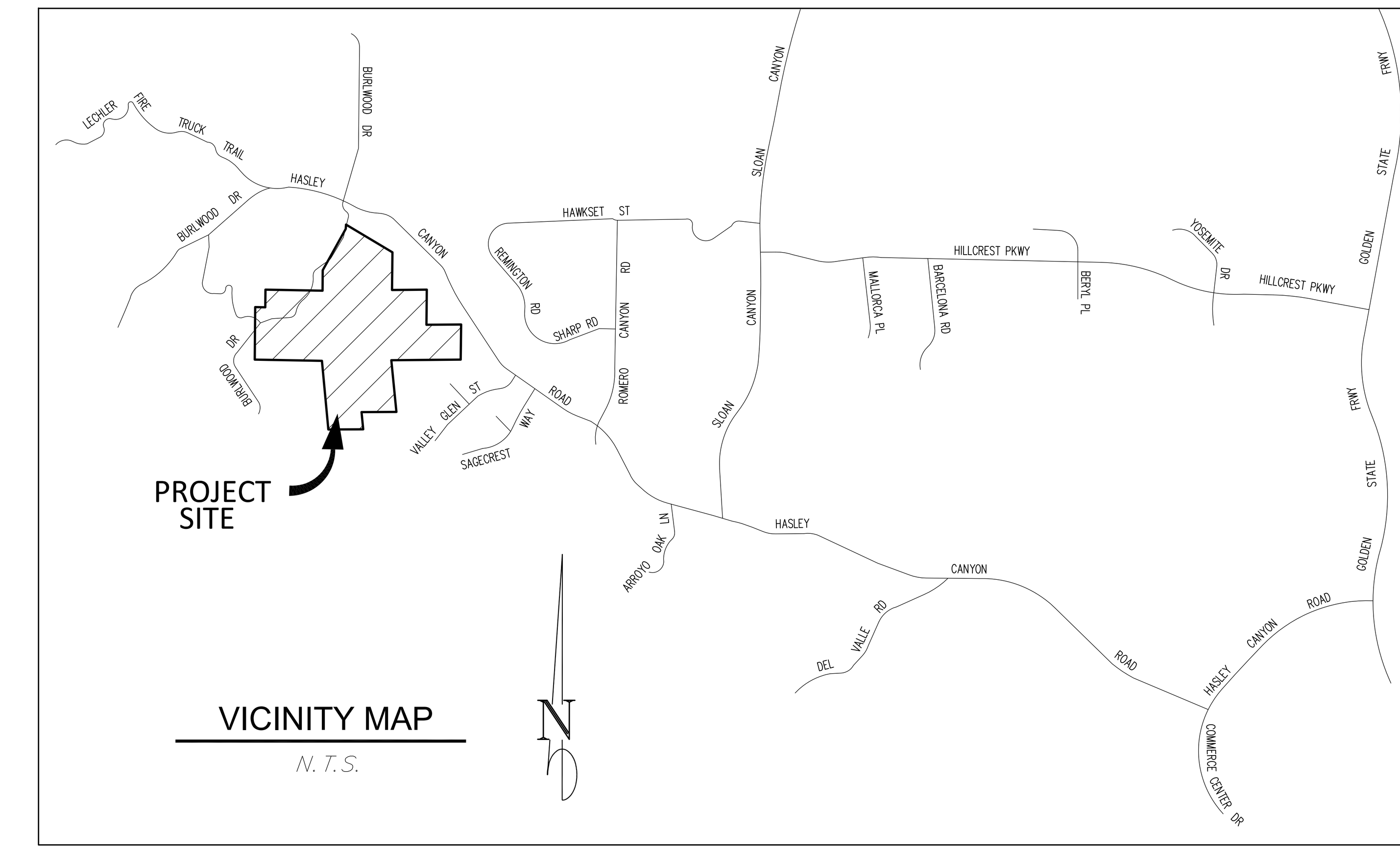
APN: 3247-029-017, 3247-033-004, AND 3247-037-017

1. 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).
2. 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).
3. 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

4. AN EASEMENT OF BURLWOOD DRIVE PRIVATE AND FUTURE STREET AND ROAD MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT #87-1519274, SEPTEMBER 22, 1987.
5. 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.
6. AN EASEMENT TO PACIFIC BELL FOR PUBLIC UTILITY PURPOSES WITHIN THE BURLWOOD DRIVE PRIVATE AND FUTURE STREET EASEMENT RECORDED AS INSTRUMENT #89-356158, MARCH 7, 1989.

update the exhibit map accordingly



VICINITY MAP

N.T.S.

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:

VTTM 072630:

- 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 RECORDATION 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 OAK TREES TO BE REMOVED PER LOS ANGLES 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 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

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

ENGINNER/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:

LINSCOTT, 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
SATA 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. 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 ENG'R 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.

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
VESTING TENTATIVE TRACT MAP
NO. 072630

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

09-26-2016

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BEFORE YOU DIG CALL

REVISION BLOCK

REV#	APPR	DATE	REVISION DESCRIPTION	PLAN CHR APPR	CITY ENGR APPR	DATE
△						

REGISTERED PROFESSIONAL ENGINEER IMAD ABOUJAWDAH No. 51299 Exp. 6-30-18 CIVIL STATE OF CALIFORNIA

PREPARED BY:
Civil Design & Drafting inc.
885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
Fax: 805-426-8016
email: CDD@civildesignanddrafting.com
IMAD ABOUJAWDAH R.C.E. C51299
DATE

VESTING TRACT NO. 072630
VESTING TENTATIVE TRACT MAP NO. 072630
FOR
THE RESERVE AT HASLEY CANYON
SCALE: AS NOTED

SHEET 1 OF 3 SHTS

ROAD

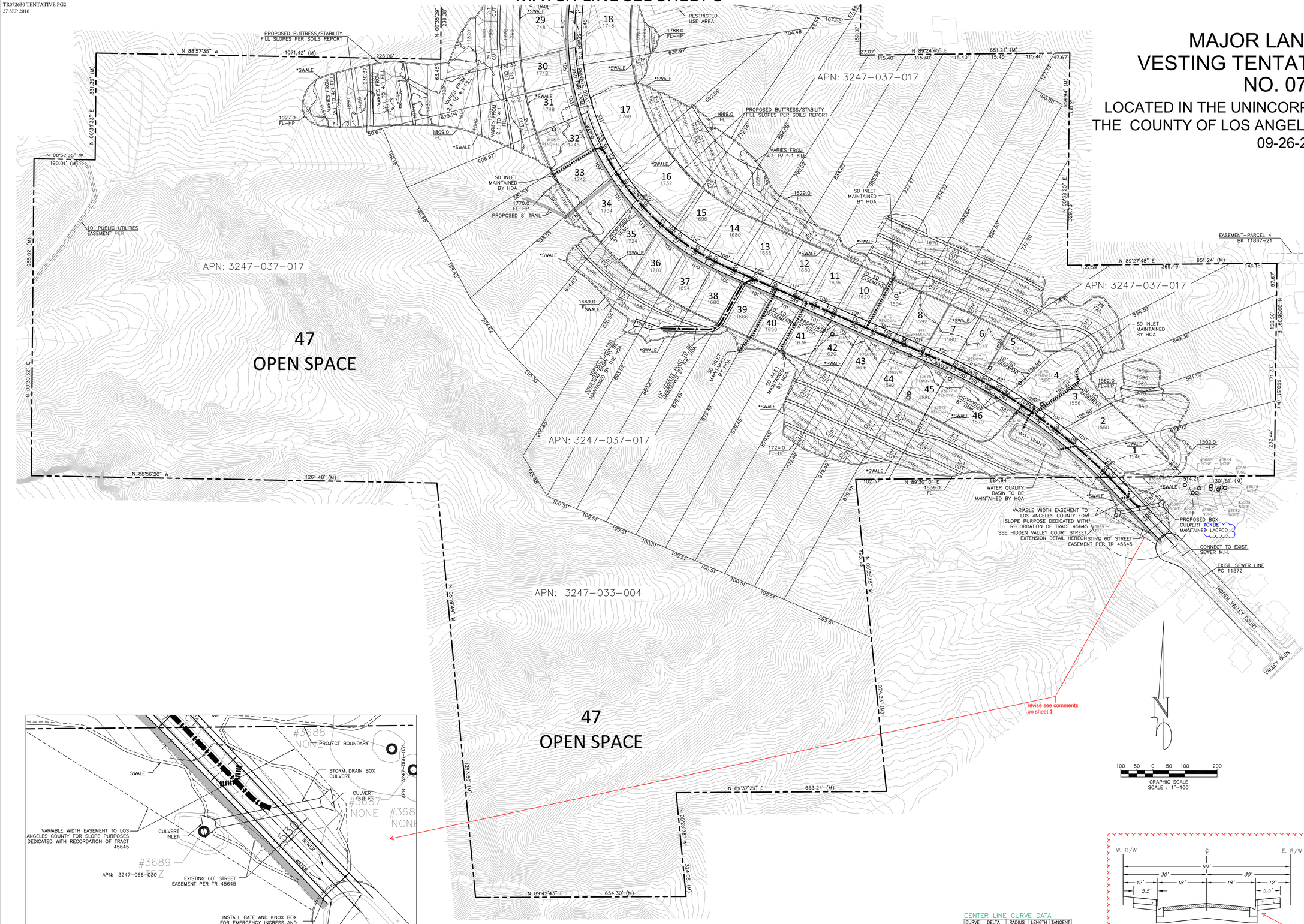
Plot Date: Mon, September 26, 2016

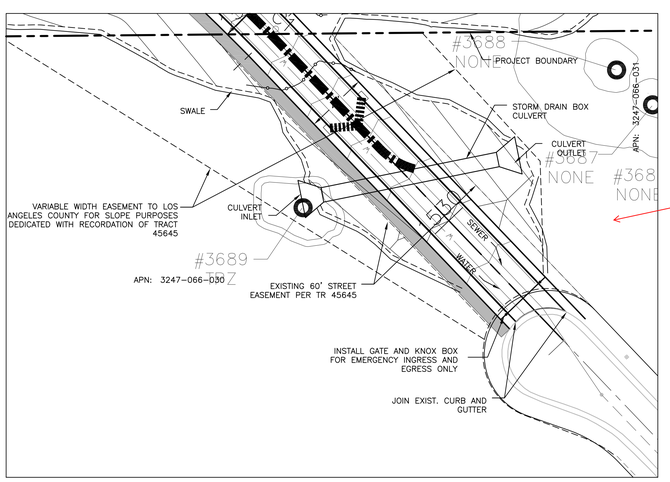
RECEIVED
DEPT OF REGIONAL PLANNING
TR072630 TENTATIVE PG2
27 SEP 2016

MATCH LINE SEE SHEET 3

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 072630

LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
09-26-2016



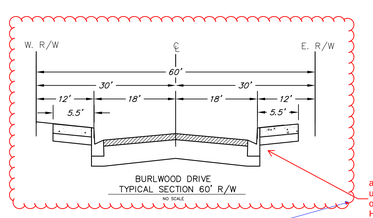


HIDDEN VALLEY COURT STREET EXTENSION

N.T.S.

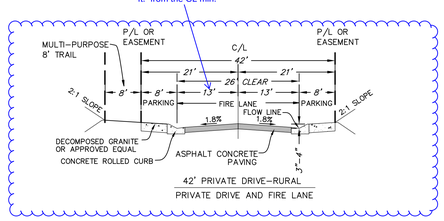
CENTER LINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21°49'28"	1720.96'	655.53'	331.78'
C2	73°47'29"	800.00'	1030.32'	600.56'
C3	33°11'35"	350.00'	202.77'	104.32'
C4	47°31'41"	375.93'	311.84'	165.52'
C5	71°07'46"	99.91'	124.03'	71.43'
C6	75°01'49"	100.18'	131.19'	76.91'



as previously requested, use standard rural section on Burlwood Drive and on Hidden Valley Court

the AC needs to be 15 ft. from the CL min.



Where is the typical section for Hidden Valley Court?

ROAD

Plot Date: Mon, September 26, 2016

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REVISION BLOCK

REV#	APPR.	DATE	REVISION DESCRIPTION	PLAN CHK	CITY ENGR	APPR	DATE

REGISTERED PROFESSIONAL ENGINEER
WILLIAM D. WOOD
No. 44808
Exp. 6-30-17
STATE OF CALIFORNIA

PREPARED BY:
Design Drafting inc.
885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-3922
Fax: 805-426-8316
email: CDD@calldesigndrafting.com
WM. WOOD/MARVIN K.F.E. 03/29/2

DATE

VESTING TRACT NO. 072630

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

SCALE: AS NOTED

SHEET 2 OF 3 SHTS

RECEIVED
DEPT OF REGIONAL PLANNING
TR072630 TENTATIVE PG3
27 SEP 2016

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 072630

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

09-26-2016

ENTRY GATE DETAIL
N.T.S.

CENTER LINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	21°49'28"	1720.96'	655.53'	331.78'
C2	73°47'29"	800.00'	1030.32'	600.56'
C3	33°11'35"	350.00'	202.77'	104.32'
C4	47°31'41"	375.93'	311.84'	165.52'
C5	71°07'46"	99.91'	124.03'	71.43'
C6	75°01'49"	100.18'	131.19'	76.91'

PRELIMINARY REPORT
YOUR REFERENCE: 3862015OZ

Chicago Title Company
ORDER NO.: 00007301-994-X59

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 PIAT 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 DODOS AND KATHRYN DODDS KENNEY, IN DEED RECORDED APRIL 17, 1964 IN B00K D2438, PAGE 98, 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, 1964.

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 SOUTHEAST 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 98, OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 25% INTEREST IN AND T0 ALL OIL, GAS AND MINERALS, IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT OF ENTRY, INGRESS AND 5GRESS HERETO AT ANY POINT BELOW 500 FEET FROM THE SURFACE, AS RESERVED IN THE DEED FROM JESS F. HIGH, A WIDOWER, RECORDED NOVEMBER 16, 1964.

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, &AN 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 WILL-I A RIGHT OF ENTRY, INGRESS AND EGRESS HERETO AT

CLTA Preliminary Report Form – Modified (11/17/06)

Page 3

PRELIMINARY REPORT
YOUR REFERENCE: 3862015OZ

Chicago Title Company
ORDER NO.: 00007301-994-X59

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 98, OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 25% INTEREST IN AND 10 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 WIDOWER1 RECORDED NOVEMBER 16, 1964

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 WEST1 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 HEREIN BEFORE DESCRIBED, 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 11867, 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 HERITO AT ANY POINT BELOW 500 FEET FROM THE SURFACE THERBOF, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED RECORDED MARCH 22, 1989 AS INSTRUMENT NO. 89-445839, OFFICIAL RECORDS.

CLTA Preliminary Report Form – Modified (11/17/06)

Page 4

PRELIMINARY REPORT
YOUR REFERENCE: 13-38622245-LB

Chicago Title Company
ORDER NO.: 00012081-994-X59

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 34170, AS PER MAP RECORDED IN BOOK 1097, PAGES 53 THROUGH 59, 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 34170, AS PER MAP RECORDED IN BOOK 1097, PAGES 53 THROUGH 59, 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 34170, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1097, PAGES 53 THROUGH 59, 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 8 THROUGH 11, INCLUSIVE, OF TRACT 34170, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1097, PAGES 53 THROUGH 59, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DELINEATED ON SAID MAP AS PRIVATE AND FUTURE STREET.

APN: 3247-052-004

CLTA Preliminary Report Form – Modified (11/17/06)

Page 3

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REV#	APPR	DATE	REVISION DESCRIPTION	PLAN CHK	APPR	CITY ENGR	APPR	DATE

REVISION BLOCK

PROFESSIONAL ENGINEER
JAMES M. MONTGOMERY
No. 51936
Exp. 6-30-18
STATE OF CALIFORNIA

855 Parrot Drive, Unit C
Mountain View, CA 94043
Phone: 805-522-2022
Fax: 805-426-8016
email: CADD@onlydesignanddrafting.com

PREPARED BY:
Design and Drafting inc.
MAP ASSOCIATION: R.C.E. 52429

DATE

VESTING TRACT NO. 072630

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

SCALE: AS NOTED

SHEET 3 OF 3 SHTS

ROAD

Plot Date: Mon, September 26, 2016

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

TENTATIVE MAP DATED 09-27-2016
EXHIBIT MAP "A" DATED 09-27-2016

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 a minimum 10-foot wide off-site sewer easement from the southerly tract boundary line to the existing public street, Hidden Valley Court, 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.

Prepared by Imelda Ng Phone (626) 458-4921 Date 10-26-2016
tr72630s-rev3.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING

TRACT NO. 072630

TENTATIVE MAP DATED 09-27-2016
EXHIBIT "A" MAP DATED 09-27-2016

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

1. A revised tentative map is required to show the following additional items:

   a. Drainage of natural tributary areas above Lots 3-6 shall be designed either to eliminate debris flow or to provide an inlet to convey the flow to a proper drainage device.

   b. Typical section of the private driveway and fire lane does not provide enough width for vehicles to park on steep slopes (15%) where wheels must be slanted out of the driveway direction.

Name Nazem Said Date 10/19/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072630\GP 072630\2016-09-28 TTR 072630 SUBMITTAL

- 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 Phone (626) 458-3126 Date 10-26-2016

tr72630L-rev3.doc
http://planning.lacounty.gov/case/view/tr072630/

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

TENTATIVE MAP DATED 09-27-2016
EXHIBIT "A" DATED 09-27-2016

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. Construct road improvements from the tract's southerly boundary to join the existing Hidden Valley Court to the satisfaction of Public Works.

9. Construct road improvements from the tract's northerly boundary along Burlwood Drive to join the existing Hasley Canyon Road to the satisfaction of Public Works.

10. Prior to final map approval, initiate for the County to accept Hidden Valley Court as offered on Tract No. 45645, and Burlwood Drive as offered on Tract No. 34170 as public streets to the satisfaction of Public Works.

11. 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.

12. 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.

13. Show open space lots on the final map and dedicate residential construction rights over the open space lots.

14. Delineate proof of access to a public street on the final map.

15. 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.

16. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.

17. 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

18. 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.

19. 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.

20. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

21. 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

Prepared by Aissa Carrillo Phone (626) 458-3126 Date 10-26-2016

tr72630L-rev3.doc
http://planning.lacounty.gov/case/view/tr072630/

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

TENTATIVE MAP DATED 09-27-2016
EXHIBIT "A" MAP DATED 09-27-2016

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. 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.

5. 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.

6. 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.

TK Prepared by Tony Khalkhali Phone (626) 458-4921 Date 10-20-2016
tr72630w-rev3.doc

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: September 27, 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.

HOLDS
TENTATIVE/EXHIBIT MAP

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. 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.

4. 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.

5. 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.

6. 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.

Reviewed by: Juan Padilla Date: October 24, 2016

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

PROJECT: TR 72630 MAP DATE: September 27, 2016

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.

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).

Reviewed by: Juan Padilla Date: October 24, 2016

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

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 diving 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.

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PROJECT: TR 72630 MAP DATE: September 27, 2016

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.

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.

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PROJECT: TR 72630 MAP DATE: September 27, 2016

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.

Reviewed by: Juan Padilla Date: October 24, 2016

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **72630**	DRP Map Date: **09/27/2016**	SCM Date: **11/03/2016**	Report Date: **10/25/2016**	
Park Planning Area # **35B**	**CASTAIC/VAL VERDE**	**CSD: Castaic**	Map Type: **REV. (REV RECD)**	

Total Units **46** = Proposed Units **46** + Exempt Units **0**

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:	**$93,196**

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $93,196 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

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **72630**	DRP Map Date: **09/27/2016**	SMC Date: **11/03/2016**	Report Date: **10/25/2016**	
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 **46** = Proposed Units **46** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.43**	**0.0030**	**46**	**0.47**
M.F. < 5 Units	2.95	0.0030	0	0.00
M.F. >= 5 Units	2.45	0.0030	0	0.00
Mobile Units	2.80	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	$198,289	**$93,196**

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	$198,289	**$93,196**

COUNTY OF LOS ANGELES
Public Health

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

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

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Deputy Director for Health Protection

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October 24, 2016

Tentative Tract Map No. 072630

Vicinity: Castaic Canyon

Tentative Tract Map Date: September 27, 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 No.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:

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