



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

PROJECT NUMBER

R2014-02680-(5)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 073065
Conditional Use Permit No. 201400126
Environmental Assessment No. 201400215

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT/SUBDIVIDER

KB Home / Aaron Clark

MAP/EXHIBIT DATE:

05-26-15

SCM REPORT DATE:

06-23-15

SCM DATE:

07-02-15

PROJECT OVERVIEW

Create one commercial lot and one residential condominium lot with 175 condo units on 14.5 gross (12.4 net) acres. The applicant is also requesting a conditional use permit (CUP+) for the development of residential townhomes in the C-2 (Neighborhood Business) Zone.

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

Plum Canyon Road, between La Madrid Drive and Farrell Road, Santa Clarita Valley

ACCESS

Plum Canyon Road, La Madrid Drive, and Farrell Road

ASSESSORS PARCEL NUMBER(S)

2812-097-007

SITE AREA

14.5 gross (12.4 net) acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

SAND CANYON

SUP DISTRICT

5

LAND USE DESIGNATION

GC- General Commercial

ZONE

C-2 (NEIGHBORHOOD BUSINESS)

PROPOSED UNITS (DU/AC)

175 (16.6 DU/AC [LOT 1])

MAX DENSITY/UNITS (DU/AC)

187 (17.9 DU/AC [LOT 1])

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration (pending circulation of Initial Study)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Julie Yom (213) 351-5121 jyom@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map Revision Required:

Revised Application Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Other Holds (see below):

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073065 (Rev.)

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TENTATIVE MAP DATED 05-26-2015
EXHIBIT "A" MAP DATED 05-26-2015

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

1. A revised exhibit map is required to show the following additional items:
 - Please see attached Geologic and Soils Engineering review sheet for comments and requirements.

HW
Prepared by Juan Sarda *SMS*
tr73065L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073065/>

Phone (626) 458-4919

Date 06-23-2015

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

Sheet 1 of 1

Tentative Tract / Parcel Map 73065 Tentative Map Dated 5/26/15 (Rev./Exhib.) Parent Tract 46018-11
Grading By Subdivider? [Y] (Y or N) 111,214 yd³ Location Plum Canyon APN _____
Geologist _____ Subdivider Monteverde Development Co.
Soils Engineer _____ Engineer/Arch. Forma Engineering, Inc.

Review of:

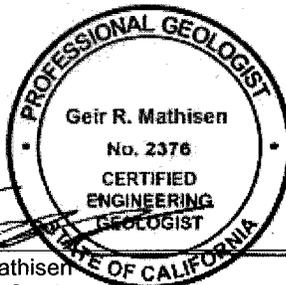
Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: ---
Geotechnical Report(s) Dated: ---
References: ---

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

The revised exhibit map dated 5/26/15 currently shows the use of infiltration basins, which conflicts with the recommendations provided by the percolation testing report dated 8/29/13 by RMA GeoScience. This issue must be resolved prior to recommending approval of the tentative tract/parcel map.

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

Prepared by



Geir Mathisen
Geology Section

Date 6/16/15

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073065 (Rev.)

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TENTATIVE MAP DATED 05-26-2015
EXHIBIT "A" MAP DATED 05-26-2015

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

Prepared by ^{JMS} Juan Sarda
tr73065L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073065/>

Phone (626) 458-4919

Date 06-23-2015

The following reports consisting of ___ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. 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.

6. 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.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. 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.
13. 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.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by Juan Sarda *JMS*
tr73065L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073065/>

Phone (626) 458-4919

Date 06/23/2015



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 073065

TENTATIVE MAP DATE: 05/26/15

EXHIBIT MAP DATE: 05/26/15

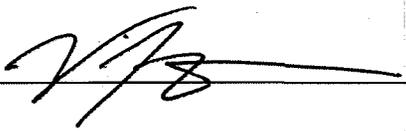
HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Building Permit:

1. Comply with the requirements of the Hydrology Study/Low Impact Development (LID)/Water Quality Plan, which was approved on 06/18/14 to the satisfaction of the Department of Public Works.
2. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
3. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml.

Prior to Improvement Acceptance for Public Maintenance:

1. A portion of the site reside in FEMA flood zone A. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7125, should be contacted to obtain required procedures. Otherwise, site may be subjected to additional flood insurance requirements.

Name  Date 06/18/15 Phone (626) 458-4921

1. Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.)
3. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
4. If deemed applicable, submit a covenant or a letter of permission to enter and construct (briefly describe the improvement).
5. Per County Code Section 12.84.430 (C), follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-08-009) to the maximum extent practicable.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

6. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
7. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.
8. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing flows from off-site.

Name Nazem Said  Date 6/16/2015 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073065\GP 073065\2015-05-27 TTR 073065 Submittal

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

1. Provide additional right of way for corner cut-offs at intersections of La Madrid Drive and Plum Canyon Road, and Farrell Road (Proposed Skyline Ranch Road) and Plum Canyon Road to the satisfaction of Public Works. The corner cut offs shall be based off a curb return of 35 feet.
2. Dedicate right of way 43.5 feet from the centerline along the property frontage on Farrell Road (Proposed Skyline Ranch Road) to the satisfaction of Public Works. Three and one half (3.5) feet of additional right of way is required along the property frontage.
3. Construct new driveways to the satisfaction of Public Works.
4. Reconstruct any non-ADA conforming parkway improvements (sidewalk, driveways, curb ramps, landings, etc) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
5. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on streets within this subdivision.
6. Repair any damaged improvements during construction to the satisfaction of Public Works.
7. Construct curb, gutter, base, pavement, sidewalk (5 feet sidewalk adjacent to the property line) along the property frontage on Farrell Road (Proposed Skyline Ranch Road) to the centerline of Farrell Road, and the raised median to the satisfaction of Public Works. Thirty two feet of pavement and the raised median are required.
8. Construct additional base, pavement, pavement transition and provide road drainage solution on the east bound barrel of Farrell Road (Proposed Skyline Ranch Road) along the property frontage to the satisfaction of Public Works.
9. Construct full-width sidewalk along the property frontage at all returns.

10. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
11. Plant street trees along the property frontage on Farrell Road (Proposed Skyline Ranch Road) to the satisfaction of the Public Works.
12. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
13. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
14. Provide Street lights on concrete poles with underground wiring along the property frontage on Farrell Road (Proposed Skyline Ranch Road) and La Madrid Drive to the satisfaction of Public Works. Submit street lighting plans along with existing and proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

Upon tentative map approval, the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required street lights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the street lights by July 1st of any given year, provided all required street lights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The

transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of street lights located within gated communities.

15. Provide and install street name signs prior to occupancy of buildings.
16. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
17. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
18. Comply with the mitigation measures identified in by the attached Traffic and Lighting Division Letter dated May 4, 2015 for Farrell Road (Proposed Skyline Ranch Road) to the satisfaction of Public Works.
19. Prepare detailed 1" = 40' scaled signing and striping plans (interim and ultimate) for all multi-lane street and highways within or abutting this subdivision to the satisfaction of Public Works.
20. Traffic Signal Plans (Scale 1:20) will be required at any location where modification to the existing traffic signal is deemed necessary and at locations where new traffic signals are to be installed to the satisfaction of Public Works.
21. Prior to building permit issuance, pay the fees established by the Board of Supervisors for the Bouquet Canyon 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 \$17,800 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.



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE:

T-4

May 4, 2015

Mr. Alfred C. Ying, P.E.
Linscott, Law & Greenspan, Engineers
600 South Lake Avenue, Suite 500
Pasadena, CA 91106

Dear Mr. Ying:

TRAFFIC CONSIDERATIONS MEMORANDUM (FEBRUARY 5, 2015) TENTATIVE TRACT MAP NO. 73065 – SANTA CLARITA VALLEY AREA

We reviewed the Traffic Considerations Memorandum (TCM) for the proposed Tentative Tract Map No. 73065 previously identified as Tentative Tract Map No. 46018-11 Lot 219. The proposed project is located in the unincorporated Santa Clarita Valley area.

The TCM outlines the traffic considerations related to the proposed modification of the previously recorded Tentative Tract Map No. 46018-11 Lot 219. The proposed modification would alter the land use from 150,000 square feet of commercial use to 40,000 square feet of commercial use, a 3,500-square-foot drive-through restaurant, and 175 condominiums.

We generally agree with the TCM that the modification proposed for Tentative Tract Map No. 73065 will result in trip generation characteristics similar to those associated with Tentative Tract Map No. 46018-11 Lot 219. Consequently, no further traffic analysis is required at this time. All requirements previously approved for Tract Map No. 46018-11 Lot 219 outlined in our previous letter dated January 8, 2004 (copy enclosed) are still valid and shall be satisfied in accordance with that letter.

FILE COPY

Mr. Alfred C. Ying
May 4, 2015
Page 2

If you have any questions regarding the review of this document, please contact Mr. Kent Tsujii of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4776.

Very truly yours,

GAIL FARBER
Director of Public Works



DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

KRC:mr
PATLPUBISTUDIES\EIR 15-0044-VTTM 73065-REV 1.DOC

Enc.

bc: Land Development (Narag)



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

JAMES A. NOYES, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

January 8, 2004

Mr. Alfred C. Ying, P.E.
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, No. 400
Pasadena, CA 91101

Dear Mr. Ying:

**REVISED TRAFFIC IMPACT STUDY (OCTOBER 16, 2003)
TENTATIVE TRACT NO. 46018 (PHASE 1 - 18)
SANTA CLARITA AREA**

As requested, we have reviewed the above-mentioned document. The proposed project is located on both the north and south sides of Plum Canyon Road immediately east of the intersection of Golden Valley Road and Santa Catarina Road at Plum Canyon Road in the unincorporated County of Los Angeles area northeast of the City of Santa Clarita.

The proposed project consists of the development of a total of 1,298 single-family residential units, 1,202 condominium units, 150,000 square feet of commercial floor area, a fire station, and a local park. The project is estimated to generate approximately 30,886 vehicle trips daily, with 1,825 and 3,010 vehicle trips during the a.m. and p.m. peak hours, respectively.

We have reviewed the traffic impact study for Tentative Tract No. 46018 Phases 1 through 9 and the mitigation measures for these Phases can be found in our December 22, 2003, letter (copy enclosed). We agree with the October 16, 2003, Traffic Impact Study for Phases 1 through 18 that the traffic generated by the project alone will significantly impact the following County intersections and will require mitigation measures beyond those previously mentioned in Phases 1 through 9. These mitigation measures shall be implemented to the satisfaction of Public Works prior to the recordation of Phases 10 through 18.

FILE COPY

Golden Valley Road and Santa Catarina Road at Plum Canyon Road

East Approach: One left-turn lane, two through lanes, and a shared through/right-turn lane (add one through lane and convert one exclusive right-turn lane to shared through/right-turn lane).

West Approach: One left-turn lane, two through lanes, and a shared through/right-turn lane (add one through lane and convert one exclusive right-turn lane to shared through/right-turn lane).

Modify traffic signal as necessary.

Detailed striping and signal installation/modification plans must be prepared and submitted to our Traffic Design Section and Traffic Systems Section, respectively, for review and approval.

The following project site and access improvements are recommended for the project. These improvements shall be the sole responsibility of the project and should be made a condition of approval to be in place prior to the issuance of any building permit(s) for Phases 10 through 18. The following mitigation measures exceed those previously mentioned improvements in Phases 1 through 9.

The access for the commercial center located along Plum Canyon Road, which will be completed as part of Phase 11, shall be restricted to right-turn in and out only along Plum Canyon Road. If a full access is proposed, then a separate access circulation study shall be submitted to Public Works for review and approval.

A 40-foot-scale site plan for all commercial developments within the project site shall be submitted for review and approval. The plans shall clearly show all access, interior circulation, parking, traffic controls, and all adjacent intersections and driveways. The County shall reserve the right to restrict traffic movements at the driveways in the future.

Mariel Way - TT 46018 (Future) at Plum Canyon Road

North Approach: One exclusive right-turn lane.

East Approach: Two through lanes and one shared through/right-turn lane (add second through lane and one shared through/right-turn lane).

West Approach: Three through lanes (add two through lanes).

Heller Circle - TT 46018 (Future) at Plum Canyon Road

East Approach: One left-turn lane and three through lanes (add one left-turn lane and two through lanes).

South Approach: One left-turn lane and one exclusive right-turn lane.

West Approach: Two through lanes and one shared through/right-turn lane (add one through lanes).

Install traffic signal.

La Madrid Drive - TT 46018 (Future) at Plum Canyon Road

North Approach: One left-turn lane, one through lane, and one exclusive right-turn lane.

East Approach: One left-turn lane, two through lanes, and one shared through/right-turn lane (add one left-turn lane, one through lane, and one shared through/right-turn lane).

South Approach: One left-turn lane and one shared through/right-turn lane.

West Approach: One left-turn lane, two through lanes, and one shared through/right-turn lane (add one left-turn lane, one through lane, and one shared through/right-turn lane).

Install traffic signal.

Plum Canyon Road and Whites Canyon Road at Heller Circle - TT 46018 (Future) and Farrell Road - TT 46018 (Future)

North Approach: One left-turn lane, two through lanes, and one shared through/right-turn lane (add one left-turn lane, one through lane, and one shared through/right-turn lane).

East Approach: One left-turn lane and one shared through/right-turn lane.

South Approach: One left-turn lane, two through lanes, and one shared through/right-turn lane (add one left-turn lane, one through lane, and one shared through/right-turn lane).

West Approach: One left-turn lane and one shared through/right-turn lane.

Install traffic signal.

Plum Canyon Road

Plum Canyon Road within the project site is designated as a major highway on the County of Los Angeles Highway Plan to be improved to its ultimate right-of-way width. The project shall dedicate adequate right of way and construct full street improvements within the project site acceptable to Public Works.

Whites Canyon Road

Whites Canyon Road within the project site is designated as a major highway on the Los Angeles County Highway Plan to be improved to its ultimate right-of-way width. The project shall dedicate adequate right of way and construct full street improvements within the project site acceptable to Public Works.

Detailed striping and signal installation/modification plans must be prepared and submitted to our Traffic Design Section and Traffic Systems Section, respectively, for review and approval.

The project will significantly impact the following City of Santa Clarita intersections and will require mitigation measures beyond those previously mentioned in Phases 1 through 9. The project is within the Bouquet Canyon Bridge and Major Thoroughfare (B&T) District who will fund the ultimate improvements to the intersections, including the following recommended mitigation measures for the project. The City of Santa Clarita has indicated their preference for payment to the B&T District for the ultimate improvements in lieu of the following mitigation measures. The project shall pay its share of the Bouquet Canyon B&T District fees.

Whites Canyon Road at Soledad Canyon Road

North Approach: Two left-turn lanes, two through lanes, and one shared through/right-turn lane (convert exclusive right-turn lane to shared through/right-turn lane).

East Approach: Two left-turn lanes, three through lanes, and one exclusive right-turn lane (add third through lane).

Mr. Alfred C. Ying
January 8, 2004
Page 5

South Approach: Two left-turn lanes, two through lanes, and one shared through/right-turn lane (convert exclusive right-turn lane to shared through/right-turn lane).

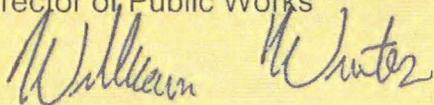
Modify traffic signal as necessary.

We agree with the study that the project will not have any significant impact to the Congestion Management Program-monitored intersections, arterials, and freeways.

If you have any questions regarding the traffic analysis, please call Mr. Suen Fei Lau of our Traffic Studies Section at (626) 300-4820; for questions regarding striping plans, please call Mr. Sam Chinn of our Traffic Design Section at (626) 300-4718; and for questions regarding the traffic signal installation/modification, please contact Mr. Martin Amundson of our Traffic Systems Section at (626) 300-4774.

Very truly yours,

JAMES A. NOYES
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

 PA:cn
EIR03371.B

Enc.

cc: Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Witler, Wong)
Watershed Management (Munroe)



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

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IN REPLY PLEASE
REFER TO FILE: T-4

December 22, 2003

Mr. Alfred C. Ying, P.E.
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, No. 400
Pasadena, CA 91101

Dear Mr. Ying:

**REVISED TRAFFIC IMPACT STUDY (JANUARY 14, 2003)
TENTATIVE TRACT NO. 46018 (PHASE 1 - 9)
SANTA CLARITA AREA**

As requested, we have reviewed the above-mentioned document. The proposed project is located on both the north and south sides of Plum Canyon Road immediately east of the intersection of Golden Valley Road and Santa Catarina Road at Plum Canyon Road in the unincorporated County of Los Angeles area northeast of the City of Santa Clarita.

The proposed project consists of the development of a total of 776 single-family residential units and 720 condominium units. The project is estimated to generate approximately 13,186 vehicle trips daily, with 972 and 1,309 vehicle trips during the a.m. and p.m. peak hours, respectively. It should be noted that the scope of the project has changed since the completion of this report. Phase 4, originally designed for 720 condominium units, has been reduced to 534 condominium units. Due to time constraints, the developer and the traffic consultant has agreed that the report and all related mitigation measures will remain as stated in the document utilizing the original scope.

Tentative Tract No. 46018, Phases 1 through 9, will be constructed in the following order: Phases 1 through 3, Phases 5 through 7, Phases 8 and 9, and Phase 4. We have reviewed the phasing segments and approved the appropriate mitigation measures required to maintain the infrastructure as these Phases are built. The above-mentioned Traffic Impact Study is an all encompassing evaluation of Phases 1 through 9 of Tentative Tract No. 46018 and our previously recommended mitigation measures in the referenced letters (copies enclosed) are still valid and applicable.

FILE COPY

4

Mr. Alfred C. Ying
December 22, 2003
Page 2

1. Phases 2 and 3 - Letter dated April 1, 2003
2. Phases 5, 6, and 7 - Letter dated July 3, 2003
3. Phases 8 and 9 - Letter dated November 6, 2003
4. Phases 4 - Letter dated December 2, 2003

We agree with the study that the project will not have any significant impact to the Congestion Management Program-monitored intersections, arterials, and freeways.

If you have any questions regarding the traffic impact analysis, please call Mr. Suen Fei Lau of our Traffic Studies Section at (626) 300-4820; for questions regarding striping plans, please call Mr. Sam Richards of our Traffic Studies Section at (626) 300-4842; and for questions regarding the traffic signal installation/modification, please contact Mr. Martin Amundson of our Traffic Systems Section at (626) 300-4705.

Very truly yours,

JAMES A. NOYES
Director of Public Works


WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

PA:cn
EIR03353.B

Enc.

bc: Building and Safety
Land Development (Witler, Wong)
Watershed Management (Munroe)

December 2, 2003

TO: Rod Kubomoto
Watershed Management Division

FROM: Bill Winter
Traffic and Lighting Division

**ADDENDUM ENVIRONMENTAL IMPACT REPORT (OCTOBER 2003)
TENTATIVE TRACT NO. 46018 - PHASE 4
SANTA CLARITA AREA**

We have reviewed the above-mentioned project. The document has evaluated Phases 1 through 9 of Tentative Tract No. 46018. The proposed project, Phase 4, is located on the south side of Plum Canyon Road immediately southeast of the intersection of Heller Circle (Future Street – Tentative Tract No. 46018) at Plum Canyon Road in the unincorporated County area of Santa Clarita.

The proposed project will consist of 534 condominium units and is estimated to generate approximately 4,272 vehicle trips daily, with 288 and 390 vehicle trips during the a.m. and p.m. peak hours, respectively.

Excluding Phase 4, Phases 1 through 9 of Tentative Tract No. 46018 will be constructed in a sequential manner. Phases 1 through 3, Phases 5 through 7, Phases 8 and 9, and Phase 4 have been or will be recorded and built in this order. We have reviewed the phasing segments mentioned above and approved the mitigation measures required to maintain the traffic circulation as these phases were being or will be built. The following improvements will be completed by Phase 4 of Tentative Tract No. 46018 and shall be guaranteed in a manner satisfactory to Land Development prior to the recordation of Phase 4 of Tentative Tract No. 46018. Upon the developer's completion of the following improvements, the letter of credit, bond, or other form of security will be returned to the developer.

Heller Circle – TT 46018 (Future) at Plum Canyon Road

Install traffic signal when warranted (if Phase 4 is constructed before Phases 8 and 9 – see note below).

La Madrid Drive – TT 46018 (Future) at Plum Canyon Road

North Approach: One left-turn lane, one through lane, and one exclusive right-turn lane.

FILE COPY

East Approach: One left-turn lane and two through lanes (add one left-turn lane and a second through lane).

South Approach: One left-turn lane and one shared through/right-turn lane.

West Approach: One left-turn lane and two through lanes (add a second through lane).

Install traffic signal when warranted (if Phase 4 is constructed before Phases 8 and 9 - see note below).

Plum Canyon Road and Whites Canyon Road at Heller Circle –TT 46018 (Future)

North Approach: Two through lanes (add a second through lane).

South Approach: One left-turn lane and two through lanes (add a second through lane).

Install traffic signal when warranted (see note below).

Note: The developer shall procure the conditioned traffic signal equipment and may install all underground portions and control panels, but shall only install the above-ground portion of the signal when actual traffic conditions approach or meet established warrant criteria. Upon approval of a developer-prepared traffic signal warrant analysis for this intersection by Public Works, the developer will be permitted to install the above-ground portion of the signal.

Antelope Valley (SR-14) Freeway Northbound Ramps at Via Princessa

West Approach: Two left-turn lanes and one through lane (convert one through lane to second left-turn lane).

The project will significantly impact the following City of Santa Clarita intersections. The project is within the Bouquet Canyon Bridge and Major Thoroughfare (B&T) District who will fund the ultimate improvements to the intersections, including the following mitigation measure for the projects. The City of Santa Clarita has indicated their preference for payment to the B&T District for the ultimate improvements in lieu of the following mitigation measures. The project shall pay its share of the Bouquet Canyon B&T District fees.

Rod Kubomoto
December 2, 2003
Page 3

Bouquet Canyon Road at Plum Canyon Road

North Approach: One left-turn lane, two through lanes, and one shared through/right-turn lane (convert exclusive right-turn lane to shared through/right-turn lane).

Whites Canyon Road at Soledad Canyon Road

North Approach: Two left-turn lanes, two through lanes, and one shared through/right-turn lane (convert exclusive right-turn lane to shared through/right-turn lane).

South Approach: Two left-turn lanes, two through lanes, and one shared through/right-turn lane (convert exclusive right-turn lane to shared through/right-turn lane).

Sierra Highway at Soledad Canyon Road

North Approach: Two left-turn lanes, two through lanes, and an exclusive right-turn lane (add a second left-turn lane).

Sierra Highway at Via Princessa

West Approach: One left-turn lane, three through lanes, and two exclusive right-turn lanes (add third through lane).

If there are any questions, please contact Patrick Arakawa of our Traffic Studies Section at Extension 4867.

PA:cn
EIR03366

cc: Land Development (Witler, Wong)



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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JAMES A. NOYES, Director

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REFER TO FILE: T-4

November 6, 2003

Mr. Alfred C. Ying, P.E.
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, No. 400
Pasadena, CA 91101

Dear Mr. Ying:

**PHASING ANALYSIS (MARCH 24, 2003)
UPDATE SITE ACCESS AND TRAFFIC WARRANT ANALYSIS (JULY 24, 2003)
TENTATIVE TRACT NO. 46018 - PHASES VIII and IX
SANTA CLARITA AREA**

We have reviewed Phases VIII and IX of the above-mentioned project. The document evaluated phases I, II, III, V, VI, VII, VIII, and IX of the development. Our previous comments regarding the review of Phases I, II, III, dated April 1, 2003, and the review of Phases V, VI, VII, dated, July 3, 2003, are still valid and applicable. The proposed Phases VIII and IX are located on the north side of Plum Canyon Road immediately northeast of the intersection of Golden Valley Road and Santa Catarina Road at Plum Canyon Road in the unincorporated County of Los Angeles area of Santa Clarita.

The developer wishes to record Phases VIII and IX in the immediate future, and due to time constraints, traffic impacts for the remaining Phase IV in the traffic analysis will be assessed at a later time.

Phase VIII and IX

We recommend the following improvements be guaranteed in a manner satisfactory to Public Works' Land Development Division prior to the recordation of Phases VIII and IX of Tentative Tract No. 46018, which consists of the total development of 257 single-family residential units. Upon the developer's completion of the following improvements, the letter of credit, bond, or other form of guarantee will be returned to the developer.

FILE COPY

gr

Heller Circle - TT 46018 (Future) at Plum Canyon Road

Install traffic signal. The developer shall not install the above-ground portion of the signal prior to the completion of either Phase VIII or IX, whichever is completed first.

La Madrid Drive - TT 46018 (Future) at Plum Canyon Road

North Approach TT 46018 (Future): One left-turn lane and one exclusive right-turn lane.

West Approach: One left-turn lane and one through lane (add one left-turn lane).

Install traffic signal. The developer shall not install the above-ground portion of the signal prior to the completion of either Phase VII or IX, whichever is completed first.

Plum Canyon Road

Widen and improve the north side along the Phase VIII frontage from east of the intersection of Heller Circle at Plum Canyon Road to the intersection of La Madrid Drive at Plum Canyon Road. Provide two through lanes in the westbound direction.

Detailed striping and signal plans must be prepared and submitted to our Traffic Design Section and Traffic Systems Section, respectively, for review and approval.

The project will significantly impact the following City of Santa Clarita intersections. The project is within the Bouquet Canyon Bridge and Major Thoroughfare (B&T) District who will fund the ultimate improvements to the intersections, including the following mitigation measure for the project. The City of Santa Clarita has indicated their preference for payment to the B&T District for the ultimate improvements in lieu of the following mitigation measures. The project shall pay its share of the Bouquet Canyon B&T District fees.

Haskell Canyon Road at Bouquet Canyon Road

East Approach: One left-turn lane, two through lanes, and one shared through/right-turn lane (convert exclusive right-turn lane to shared through/right-turn lane).

Bouquet Canyon Road at Plum Canyon Road

East Approach: Two left-turn lanes and one shared left-/through/right-turn lane (convert shared left-turn/through lane to second left-turn lane and exclusive right-turn lane to shared left-/through/right-turn lane).

The project's fair share percent and the total cost for the traffic signals are indicated in Table 1. The developer shall guarantee the installation of the signals by paying Public Works for the entire cost to install traffic signals at the intersections shown in Table 1. The developer may pay signal shares by phases as shown in Table 2, as each phase gets recorded.

**TABLE 1
 TRAFFIC SIGNAL SHARES
 TENTATIVE TRACT MAP 46018**

	Intersection	Project Percent Share	Total Signal Cost	Project Cost
12	Heller Circle - TT 46018 (Future)/ Plum Canyon Road	100.0	\$200,000	\$200,000
13	La Madrid Drive - TT 46018 (Future)/ Plum Canyon Road	100.0	\$250,000	\$250,000
14	Plum Canyon Road and Whites Canyon Road/ Heller Circle - TT 46018 (Future)	100.0	\$250,000	\$250,000
TOTAL COST				\$700,000

TABLE 2

**BREAKDOWN OF FAIR-SHARE COST PER PHASE
 TENTATIVE TRACT MAP NO. 46018**

Phase	Number of Units	Percent of Total	Fair Share Cost Per Phase	Amount Already Paid
46018-1(recorded)	142 SFDU	11.0	\$77,000	\$122,500
46018-2 (recorded)	84 SFDU	6.5	\$45,500	\$40,000
46018-3 (recorded)	106 SFDU	8.2	\$57,400	\$57,400
46018-5 (recorded)	32 SFDU	2.5	\$17,500	\$17,500
46018-6 (Indefinite)	5 SFDU	0.4	\$2,800	\$0
46018-7 (recorded)	150 SFDU	11.6	\$81,200	\$81,200
46018-8 (by November 2003)	168 SFDU	12.9	\$90,300	\$0
46018-9 (by November 2003)	89 SFDU	6.9	\$48,300	\$0
46018-4 (by March 2004)	720 CDU	40.0	\$280,000	\$0
TOTAL	776 SFDU 720 CDU	100.0%	\$700,000	\$318,600

SFDU - Single Family Dwelling Unit;

CDU - Condominium Dwelling Unit;

Mr. Alfred C. Ying
November 6, 2003
Page 5

If there are any questions, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

JAMES A. NOYES
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

ON PA:cn
EIR03075

cc: City of Santa Clarita (Robert Newman)

SA

bc: Building and Safety
Land Development (Wong)
Watershed Management (Munroe)
Traffic and Lighting (Amundson, Chinn, Munoz, Sheik)



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE: T-4

July 3, 2003

Mr. Alfred C. Ying, P.E.
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, No. 400
Pasadena, CA 91101

Dear Mr. Ying:

PHASING ANALYSIS (MARCH 12, 2003)
TENTATIVE TRACT NO. 46018 - PHASES V, VI, AND VII
SANTA CLARITA AREA

We have reviewed Phases V, VI, and VII of the above-mentioned project. The document evaluated nine phases of development located on both the north and south sides of Plum Canyon Road immediately east of the intersection of Golden Valley Road and Santa Catarina Road at Plum Canyon Road in the unincorporated County of Los Angeles area northeast of the City of Santa Clarita. The proposed Phases V and VI are located on the south side of Plum Canyon Road immediately southeast of the intersection of Golden Valley Road and Santa Catarina Road at Plum Canyon Road. Phase VII is located on the north side of Plum Canyon Road northeast of the intersection of Golden Valley Road and Santa Catarina Road at Plum Canyon Road.

The developer wishes to record Phases V, VI, and VII in the immediate future and due to time constraints, traffic impacts for the remaining phases in the traffic analysis will be assessed at a later time.

Phase V, VI, and VII

We recommend the following improvements be guaranteed in a manner satisfactory to the Public Works Land Development Division prior to the recordation of Phase V, VI, and VII of Tentative Tract No. 46018, which consists of the total development of 187 single-family residential units.

FILE COPY

Mr. Alfred C. Ying
July 3, 2003
Page 2

Golden Valley Road and Santa Catarina Road at Plum Canyon Road

East Approach: One left-turn lane, two through lanes, and one exclusive right-turn lane (add second through lane).

Modify traffic signal as necessary.

Heller Circle - TT 46018 (Future) at Plum Canyon Road

East Approach: One left-turn lane and two through lane (add one through lane).

Mariel Way at Plum Canyon Road

North Approach: One exclusive right-turn lane.

East Approach: One through lane and one shared through/right-turn lane (add one shared through/right-turn lane).

West Approach: Two through lanes (add one through lane).

Plum Canyon Road

Widen and improve the north side along the Phase VII frontage from Golden Valley Road and Santa Catarina Road to the intersection of La Madrid Drive. Provide two through lanes in the westbound direction.

Detailed striping and signal modification plans must be prepared and submitted to our Traffic Design Section and Traffic Systems Section, respectively, for review and approval.

The project will significantly impact the following City of Santa Clarita intersections. The project is within the Bouquet Canyon Bridge and Major Thoroughfare (B&T) District which will fund the ultimate improvements to the intersections including the following mitigation measure for the project. The City of Santa Clarita has indicated their preference for payment to the B&T District for the ultimate improvements in lieu of the following mitigation measures. The project shall pay its share of the Bouquet Canyon B&T District fees.

Mr. Alfred C. Ying
July 3, 2003
Page 3

Seco Canyon Road at Bouquet Canyon Road

West Approach: Two left-turn lanes and three through lanes (add one through lane).

Haskell Canyon Road at Bouquet Canyon Road

West Approach: Two left-turn lanes, two through lanes, and one shared through/right-turn lane (add one through lane).

Sierra Highway at Soledad Canyon Road

Modify the signal to provide an eastbound right-turn overlapping phase, which will be operated concurrently during the northbound left-turn phase.

As specified in the phasing analysis for Phases V, VI, and VII, on Table 1B, the following revisions were made to the mitigation measures for Phase II of this project.

Phase II (modifications)

Heller Circle - TT 46018 (Future) at Plum Canyon Road

South Approach: One left-turn lane and one exclusive right-turn lane (change to left turn and add one exclusive right-turn lane).

Plum Canyon Road and Whites Canyon Road at Heller Circle - TT 46018 (Future)

West approach (TT 46018, Future): One left turn and one exclusive right-turn lane (change one shared left-/right-turn lane to left turn and add one exclusive right-turn lane).

North Approach: One shared through/right turn lane.

The project's fair share percent and the total cost for the traffic signals are indicated in the enclosed Table 1. The developer shall pay Public Works for the entire cost to install traffic signals at the intersections shown in Table 1. The developer may pay signal shares by phase (Table 2 enclosed) as each phase gets recorded. The traffic signals shall only be installed when actual traffic conditions warrant the signals.

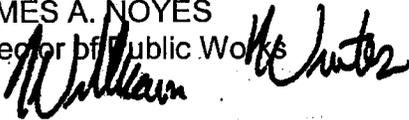
Mr. Alfred C. Ying
July 3, 2003
Page 4

A freeway traffic impact analysis has been conducted and determined that no project-related significant traffic impact will occur to the mainline freeways.

If you have any question regarding the review of this document, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

JAMES A. NOYES
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

PA:cn
T-4/EIR03074.wpd

ON
Enc.

bc: T. M. Alexander
Building and Safety
Land Development (Witler, Wong)

TABLE 1
TRAFFIC SIGNAL SHARES
TENTATIVE TRACT MAP 46018

	Intersection	Project Percent Share	Total Signal Cost	Project Cost
12	Heller Circle - TT 46018 (Future)/ Plum Canyon Road	100.0	\$200,000	\$200,000
13	La Madrid Drive - TT 46018 (Future)/ Plum Canyon Road	100.0	\$250,000	\$250,000
14	Plum Canyon Road and Whites Canyon Road/ Heller Circle - TT 46018 (Future)	100.0	\$250,000	\$250,000
TOTAL COST				\$700,000

TABLE 2
BREAK-DOWN OF FAIR SHARE COST PER PHASE
TENTATIVE TRACT MAP 46018

Phase	Number of Units	Percent of Total	Fair Share Cost Per Phase	Amount Already Paid
46018-1(recorded)	142 SFDU	11.0	\$77,000	\$0
46018-2 (by March 2003)	84 SFDU	6.5	\$45,500	\$0
46018-3 (by March 2003)	106 SFDU	8.2	\$57,400	\$0
46018-5 (by May 2003)	32 SFDU	2.5	\$17,500	\$0
46018-6 (by May 2003)	5 SFDU	0.4	\$2,800	\$0
46018-7 (by May 2003)	150 SFDU	11.6	\$81,200	\$0
46018-8 (by November 2003)	168 SFDU	12.9	\$90,300	\$0
46018-9 (by November 2003)	89 SFDU	6.9	\$48,300	\$0
46018-4 (by March 2004)	720 CDU	40.0	\$280,000	\$0
TOTAL	776 SFDU 720 CDU	100.0%	\$700,000	\$0

SFDU - Single Family Dwelling Unit;

CDU - Condominium Dwelling Unit;



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES
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IN REPLY PLEASE REFER TO FILE: **T-4**

April 1, 2003

Mr. Alfred C. Ying, P.E.
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, No. 400
Pasadena, CA 91101

Dear Mr. Ying:

PHASING ANALYSIS (FEBRUARY 27, 2003)
TENTATIVE TRACT NO. 46018 - PHASES II AND III
SANTA CLARITA AREA

We have reviewed Phases II and III of the above-mentioned project. The document evaluated nine phases (including the recorded Phase I, 142 single-family residential units) of development located on both the north and south sides of Plum Canyon Road immediately east of the intersection of Golden Valley Road and Santa Catarina Road at Plum Canyon Road in the unincorporated County of Los Angeles area northeast of the City of Santa Clarita. The proposed Phases I, II, and III are located on the south side of Plum Canyon Road immediately southeast of the intersection of Golden Valley Road and Santa Catarina Road at Plum Canyon Road.

The developer wishes to record Phases II and III in the immediate future and due to time constraints, traffic impacts for the remaining phases in the traffic analysis will be assessed at a later time.

PHASE II

We recommend the following improvements be guaranteed prior to the recordation of Phase II of Tentative Tract No. 46018, which consists of the total development of 226 single-family residential units.

FILE COPY

Plum Canyon Road

Plum Canyon Road from Golden Valley Road and Santa Catarina Road to its first intersection with Heller Circle - TT 46018 (Future): Provide two through lanes in the eastbound direction to widen to its ultimate Major Highway dimensions.

Golden Valley Road and Santa Catarina Road at Plum Canyon Road

North Approach: One shared left-turn/through lane and an exclusive right-turn lane (convert left-turn lane to shared left-turn/through lane and shared through/right-turn lane to an exclusive right-turn lane).

Modify traffic signal as necessary.

Heller Circle - TT 46018 (Future) at Plum Canyon Road

East approach: One left-turn lane and one through lane (add one left-turn lane).

South approach (TT 46018, Future): One shared left-/right-turn lane.

West approach: One through lane and one shared through/right-turn lane (add shared through/right-turn lane).

Plum Canyon Road and Whites Canyon Road at Heller Circle - TT 46018 (Future)

South approach: One left-turn lane and one through lane (add one left-turn lane).

West approach (TT 46018, Future): One shared left-/right-turn lane.

Detailed striping and signal modification plans must be prepared and submitted to our Traffic Design Section and Traffic Systems Section, respectively, for review and approval.

The project will significantly impact the following City of Santa Clarita intersection. The project is within the Bouquet Canyon Bridge and Major Thoroughfare (B&T) District which will fund the ultimate improvements to the intersection including the following mitigation measure for the project. The project shall pay its share of the Bouquet Canyon B&T District fees.

Mr. Alfred C. Ying
April 1, 2003
Page 3

Whites Canyon Road at Soledad Canyon Road

East approach: Two left-turn lanes, three through lanes, and one exclusive right-turn lane (add third through lane).

Modify traffic signals.

PHASE III

We recommend the following improvements be guaranteed prior to the recordation of Phase III of Tentative Tract No. 46018, which consists of the total development of 332 single-family residential units.

Whites Canyon Road

Whites Canyon Road from Heller Circle - TT 46018 (Future) to the south project boundary: Provide two through lanes in the southbound direction to widen to its ultimate Major Highway dimensions.

Detailed striping and signal modification plans must be prepared and submitted to our Traffic Design Section and Traffic Systems Section, respectively, for review and approval.

The project will significantly impact the following City of Santa Clarita intersection under the City's guidelines. We recommend the project's share of payment to the Bouquet Canyon B&T be used to fund the following improvement.

Bouquet Canyon Road at Plum Canyon Road

South approach: One left-turn lane, two through lanes, and one free-flow right-turn lane (convert exclusive right-turn lane to free-flow right-turn lane).

The project shall contact the City of Santa Clarita regarding the feasibility of this mitigation measure.

The project's fair share percent and the total cost for the traffic signals as indicated in the enclosed Table 1. We recommend the developer to enter into a secured agreement with Public Works to pay for the entire cost to install traffic signals at the intersections shown in Table 1. The developer may pay signal shares by phase (Table 2 enclosed) as each phase gets recorded. The developer shall pay for Phase I with Phase II. The traffic signals shall only be installed when actual traffic conditions warrant the signals.

Mr. Alfred C. Ying
April 1, 2003
Page 4

A freeway traffic impact analysis has been conducted and determined that no Project-related significant traffic impact will occur to the mainline freeways.

If you have any question regarding the review of this document, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

JAMES A. NOYES
Director of Public Works

WILLIAM WINTER
Assistant Deputy Director
Traffic and Lighting Division

PA:cn
T-4/EIR03061.wpd

Enc.

bc: T. M. Alexander
Building and Safety
Land Development (Witler, Wong)

**TRAFFIC SIGNAL SHARES
TENTATIVE TRACT MAP 46018**

	Intersection	Project Percent Share	Total Signal Cost	Project Cost
12	Heller Circle - TT 46018 (Future)/ Plum Canyon Road	100.0	\$200,000	\$200,000
13	La Madrid Drive - TT 46018 (Future)/ Plum Canyon Road	100.0	\$250,000	\$250,000
14	Plum Canyon Road and Whites Canyon Road/ Heller Circle - TT 46018 (Future)	100.0	\$250,000	\$250,000
TOTAL COST				\$700,000

Mr. Alfred C. Ying
 April 1, 2003
 Page 6

TABLE 2
BREAK-DOWN OF FAIR SHARE COST PER PHASE
TENTATIVE TRACT MAP 46018

Phase	Number of Units	Percent of Total	Fair Share Cost Per Phase	Amount Already Paid
46018-1(recorded)	142 SFDU	11.0	\$77,000	\$0
46018-2 (recorded)	84 SFDU	6.5	\$45,500	\$0
46018-3 (recorded)	106 SFDU	8.2	\$57,400	\$0
46018-5 (by August 2003)	32 SFDU	2.5	\$17,500	\$0
46018-6 (Indefinite)	5 SFDU	0.4	\$2,800	\$0
46018-7 (by August 2003)	150 SFDU	11.6	\$81,200	\$0
46018-8 (by November 2003)	168 SFDU	12.9	\$90,300	\$0
46018-9 (by November 2003)	89 SFDU	6.9	\$48,300	\$0
46018-4 (by March 2004)	720 CDU	40.0	\$280,000	\$0
TOTAL	776 SFDU 720 CDU	100.0%	\$700,000	\$0

SFDU - Single Family Dwelling Unit;

CDU - Condominium Dwelling Unit;

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

1. Outlet approval from the City of Santa Clarita is required.
2. The subdivider shall comply with the mitigation measures as identified by the City of Santa Clarita. Upgrade of the proposed and existing sewerage system is required to the satisfaction of the City of Santa Clarita.
3. A sewer area study for the proposed subdivision (PC12239AS, dated 06-18-2015) was reviewed and conditionally approved. No additional mitigation measures are required within the County of Los Angeles subjected to the City of Santa Clarita outlet approval. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or an update to the current plan. An update to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on files with Public Works.
5. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
6. Easements are required, subject to review by Public Works to determine the final locations and requirements.
7. Sewer reimbursement and ordinance frontage charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

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 buildings 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 building.
3. The applicant shall comply with the requirements as indicated on the attached letter dated 12/23/2014 from the Santa Clarita Water Division (SCWD) of Castaic Lake Agency to the satisfaction of Public Works.
4. The applicant shall provide a revised "Will Serve Letter" indicating there will be adequate domestic and fire flows, within one week prior to public hearing from the Santa Clarita Water Division (SCWD) of Castaic Lake Agency to the satisfaction of Public Works.
5. If needed, easements shall be granted to the 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 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance. Depict all line of sight easements on the landscaping and grading plans.

Prepared by Vilong Truong
tr73065w-rev2.doc

Phone (626) 458-4921

Date 06-22-2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73065

MAP DATE: May 26, 2015

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL FINAL MAP

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. The driveways required for fire apparatus access shall be labeled as "Private Driveway and Fire lane" on the Final Map with the widths clearly depicted.
3. A construct bond is required for all fire lanes within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
4. A reciprocal access agreement is required all driveways proposed within this development, including the proposed Fire Department Emergency Access within Lot 2. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. The development is required to install **17** public fire hydrants. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.

CONDITIONS OF APPROVAL BUILDING PERMIT

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).



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PROJECT: TR 73065

MAP DATE: May 26, 2015

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2. The fire lanes shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 3. The proposed buildings shall not exceed a height of 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide a 28 feet fire lane for fire apparatus access and shall be setback a distance between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 4. 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.
 5. The gradient of the fire lanes 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.
 6. Any change of direction within the fire lanes 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.
 7. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 28 feet when fully open. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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PROJECT: TR 73065

MAP DATE: May 26, 2015

8. Specific fire apparatus access requirement for Lot 2 will be determined when final design plans are submitted to the Fire Department for review as architectural drawings prior to building permit issuance or when an Exhibit A is submitted as the CUP process.
9. The development is required to install **17** public fire hydrants as noted on the Exhibit Map filed in our office. The fire hydrants shall be located at the same location and labeled a ~~new~~+ on the architectural site plan. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
10. All required 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. Provide a note on the architectural site plan to be reviewed by the Fire Department prior to building permit issuance.
11. Fire apparatus access must be provided and maintained serviceable throughout the construction of all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
12. The required fire flow from the public fire hydrants for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow was calculated using the square footage information provided on the Site Plan during the Tentative Map review process. The required fire flow will be verified for compliance during the Fire Department review of the architectural plan prior to building permit issuance.
13. 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.
14. Improvements plans for the public water system, Water Plans, shall be submitted to the Fire Department for review and approval prior to installation of the new public fire hydrants. The private water system, such as private fire hydrants and the residential fire sprinkler components, will be reviewed by the Fire Department prior to installation.

Reviewed by: Juan Padilla

Date: June 24, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
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PROJECT: TR 73065

MAP DATE: May 26, 2015

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15. Additional fire hydrants and a different fire flow maybe required for Lot 2. Specific water system requirements for fire protection for Lot 2 will be determined when final design plans are submitted to the Fire Department for review as architectural drawings prior to building permit issuance or when an Exhibit A is submitted as the CUP process.
 16. Parking shall be restricted a minimum 30 feet adjacent to any public 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.
 17. An approved limited access device is required for any proposed gate within this development in compliance with the Fire Department's Regulation 5. Compliance required prior to occupancy during final sign off of the gates.
 18. 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.
 19. All proposed driveways 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 #	73065	DRP Map Date:	05/26/2015	SCM Date:	/ /	Report Date:	07/02/2015
Park Planning Area #	35D		CANYON COUNTRY			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:	1.43
IN-LIEU FEES:	\$236,469

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$236,469 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 J. King*
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73065	DRP Map Date:05/26/2015	SMC Date: / /	Report Date: 07/02/2015
Park Planning Area #	35D	CANYON COUNTRY		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 175 = Proposed Units 175 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.27	0.0030	0	0.00
M.F. < 5 Units	2.96	0.0030	120	1.07
M.F. >= 5 Units	2.21	0.0030	55	0.36
Mobile Units	3.03	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				1.43

Park Planning Area = 35D CANYON COUNTRY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.43	\$165,363	\$236,469

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
1.43	0.00	0.00	1.43	\$165,363	\$236,469



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

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

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June 19, 2015

Tentative Tract Map No. 073065

Vicinity: Saugus

Tentative Tract Map Date: May 26, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 073065** based on the use of public water (Santa Clarita Water Division) and public sewer (Los Angeles County Sanitation District No. 32) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's recommendation of approval.

Prepared by:

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