



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:**

09-10-14

**SCM REPORT DATE:**

10-07-14

**SCM DATE:**

10-23-14

**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 (%UP+) 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:  1<sup>st</sup> Revision:  2<sup>nd</sup> 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)**

N/A

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending (Staff to prepare Initial Study)

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

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

**SUBDIVISION COMMITTEE STATUS**Tentative Map Revision Required: Reschedule for Subdivision Committee Meeting: Exhibit Map Revision Required: Reschedule for Subdivision Committee Reports Only: Revised Application Required: Other Holds (see below): **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**Administrative

1. The current proposed height of the residential buildings is 38 feet above grade. The maximum height for structures in the C-2 Zone is 35 feet. While deviations from maximum permitted heights may be requested as part of a CUP, in this case staff would not support such a deviation, as the need for an additional three feet of height for the project is not demonstrated. Either revise CUP burden of proof to indicate the necessity and/or benefit of the additional three feet of height or revise design to conform to the 35-foot limit.

Tentative Tract Map:

2. Revise title of map from ~~EXISTING TENTATIVE MAP NO. 73065~~+TO ~~EXISTING TENTATIVE TRACT MAP NO. 073065~~+
3. The northeastern lot line is identified as ~~Proposed~~ lot line (being adjusted per TR 46018-11).+ Please revise, as TR 46018-11 has already been recorded.
4. The proposed street dedication along Farrell Road is identified as ~~Proposed~~ 36+ and variable width street dedication to the City of Santa Clarita.+ Please revise to indicate that the street is within the County of Los Angeles.
5. Under ~~Existing Easements~~,+Easement ~~is~~+for Time Warner Cable is called out. However, this easement is not depicted on the map itself. Please correct or explain this discrepancy.
6. Revise to include existing and proposed street cross-sections including street trees, bikeways, street lights, and any other improvements required by the Department of Public Works or Regional Planning, per Section 21.16.015.B of the County Code. Identify street cross-section as existing or proposed.
7. Label all adjacent properties as ~~Not a Part~~+

Exhibit ~~is~~

8. The location of all condominium units must be clearly depicted and labeled as ~~Unit 1~~,+~~Unit 2~~,+etc.
9. Section 21.24.380.B of the County Subdivision Ordinance requires that a four-foot-wide landscaped buffer be placed between required walkways and driveways/fire lanes. This is not the case for the walkways adjacent to Driveway ~~A~~,+as well as portions of Driveway ~~B~~,+Driveway ~~C~~,+and Driveway ~~D~~+ Please revise.
10. Clarify whether an exterior fence is proposed for the residential lot, as well as its height and materials.
11. It is recommended that an additional pedestrian access stairway be added to connect the northwestern end of Driveway ~~D~~+with La Madrid Drive.
12. Revise to include existing and proposed street cross-sections including street trees, bikeways, street lights, and any other improvements required by the Department of Public Works or Regional Planning, per Section 21.16.015.B of the County Code. Identify street cross-section as existing or proposed.
13. Add north arrow.
14. Label all adjacent properties as ~~Not a Part~~+
15. Clarify the area (gross and net) and specific uses within the proposed open space areas of the project.

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. An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 3) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
2. Provide a report that addressed the onsite infiltration feasibility and rate. Please see attached Geologic and Soils Engineering review sheet for comments and requirements.
3. Please see attached Grading review sheet (Comment 2) for comments and requirements.
4. Submit a traffic impact analysis for review and approval. Please see Road review sheet (Comment 1) for comments and requirements.
5. Submit a 40 foot-scale conceptual striping plan addressing interim and ultimate condition on Farrell Road for review and approval. Please see attached Road review sheet (Comment 2) for comments and requirements.
6. Provide outlet approval from the City of Santa Clarita. Please see attached Sewer review Sheet (Comment 1) for comments and requirements.
7. Submit a sewer areas study. Please see attached Sewer review Sheet (Comment 2) for comments and requirements.
8. Provide a “Will Serve Letter” for the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
9. Provide a “Verification Letter” from the water purveyor. Please see attached Water review sheet (Comment 2) for comments and requirements.

10. A revised tentative map and a revised exhibit map are required to show the following additional items:

a. Revise to the following title description:

"MAJORLAND DIVISION  
VESTING TENTATIVE TRACT NUMBER 073065  
(FOR CONDOMINIUM AND COMMERCIAL PURPOSES)  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

- b. Please see attached Storm Drain and Hydrology review sheet (Comment 2).
- c. Please see attached Grading review sheet (Comment 1) for comments and requirements.
- d. Please see attached Road review sheet (Comment 3) for comments and requirements.
- e. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
- f. Please see attached Water review sheet (Comment 3) for comments and requirements.

*HCW*  
  
Prepared by John Chin  
tr73065L-new.doc  
<http://planning.lacounty.gov/case/view/tr073065/>

Phone (626) 458-4918

Date 10-07-2014



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

TRACT MAP NO. 073065

TENTATIVE MAP DATED 09/10/14  
EXHIBIT MAP 09/10/14

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
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>).

Reviewed by HAZEL PAROAN Date 09/30/2014 Phone (626) 458-4921

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 / Parcel Map 73065 Tentative Map Dated 9/10/14 (Tent./Exhib.) Parent Tract 46018-11  
Grading By Subdivider? [Y] (Y or N) 111,214 yd<sup>3</sup> 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:**

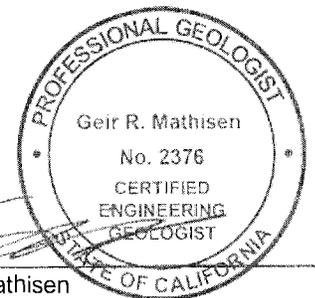
- S1. Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: <http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf> and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.
- S2. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S3. All geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

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

Prepared by



Jeremy Wan  
Soils Section



Geir Mathisen  
Geology Section

Date 9/25/14

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 - GRADING  
TRACT NO. 073065

Page 1/1

TENTATIVE MAP DATED 09-10-2014  
EXHIBIT MAP DATED 09-10-2014

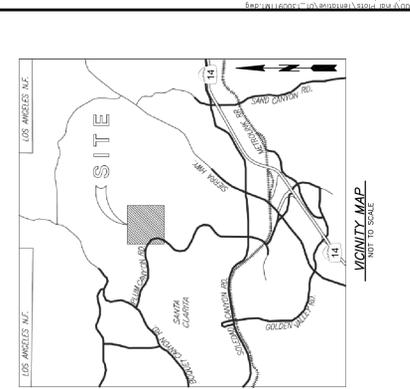
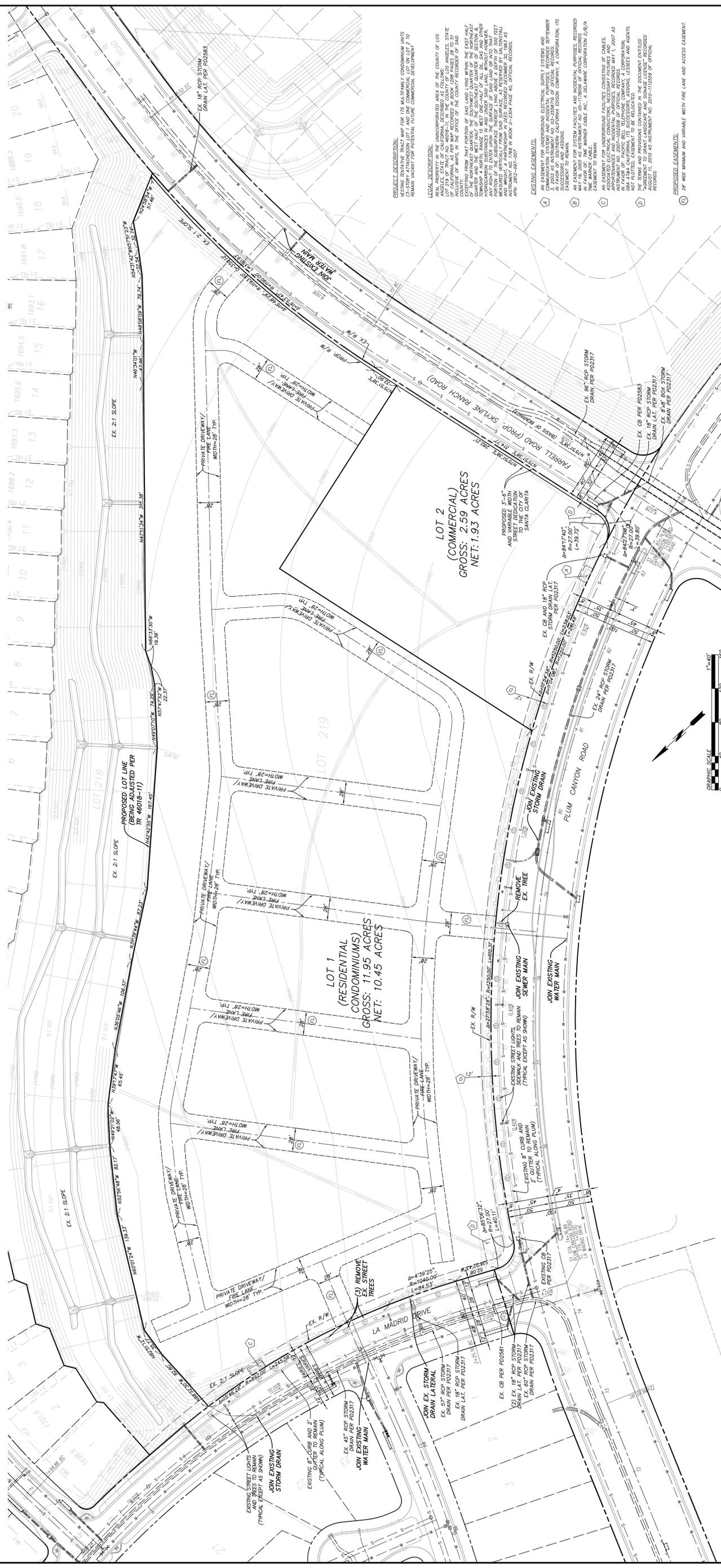
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show how not to obstruct the offsite drainage and other minor corrections on tentative map uploaded at:  
<ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/TR%2073065%20GP%20N%209-30-14/>
2. Approval of the latest hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.

Name N. Said  Date 9/30/2014 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073065\GP 073065\2014-09-15 TTR 073065 Submittal

# VESTING TENTATIVE MAP NO. 73065

## MAJOR LAND DIVISION - FOR RESIDENTIAL CONDOMINIUM AND COMMERCIAL PURPOSES IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOT 219 OF TRACT NO. 46018-11, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1298 PAGES 28 TO 51 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



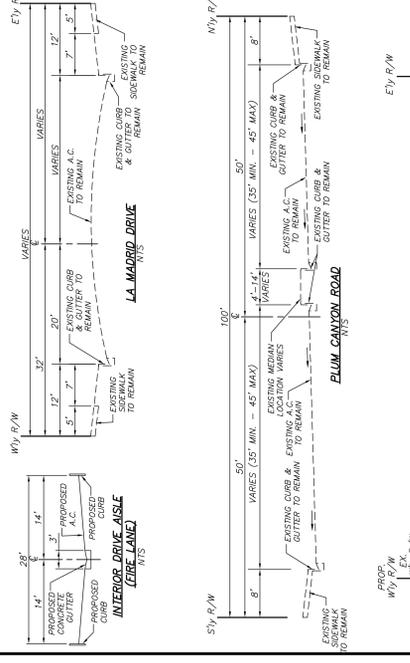
**LEGEND OF ABBREVIATIONS:**

TC	EXISTING TOP OF CURB
TC	EXISTING TOP OF WALK
TC	EXISTING TOP OF DRIVE
TC	EXISTING TOP OF FLOOR
TC	EXISTING FINISHED FLOOR
TC	EXISTING GARAGE FINISHED FLOOR
TC	EXISTING BACK OF WALK
TC	EXISTING BACK OF DRIVE
TC	EXISTING CENTERLINE
TC	EXISTING GRADE BREAK
TC	EXISTING LOW POINT
TC	EXISTING LOW POINT
TC	EXISTING DRIVEWAY
TC	EXISTING CONCRETE
TC	EXISTING MINIMUM
TC	EXISTING MAXIMUM
TC	EXISTING PROPERTY LINE/LOT LINE
TC	EXISTING STREET CENTERLINE
TC	EXISTING FIRE LANE AND ACCESS ESMT.
TC	EXISTING 2:1 SLOPE
TC	EXISTING STORM DRAIN
TC	EXISTING WATER MAIN
TC	EXISTING SEWER MAIN

**OWNER:** MONTELEONE DEVELOPMENT  
**NAME:** 28100 ROULET CANYON ROAD SUITE 216  
**ADDRESS:** SAULOUS, CA 91350  
**PHONE:** (818) 298-1088  
**SUBDIVIDER:** KB HOME GREATER LOS ANGELES INC.  
**REPRESENTATIVE:** RON MERTZEL  
**ADDRESS:** 24120 S. VALLEY BLVD. SUITE 180, VAN NUYS, CA 91411  
**PHONE:** (818) 219-6880  
**LAND SUBDIVIDER:** PINNACLE LAND SURVEYING, INC.  
**NAME:** PINNACLE LAND SURVEYING, INC.  
**ADDRESS:** VALENCIA, CA 91355  
**PHONE:** (818) 254-1828  
**CIVIL ENGINEER:** FORMA ENGINEERING INC.  
**NAME:** FORMA ENGINEERING INC.  
**ADDRESS:** 10814 RESEDA BLVD. NORTHridge, CA 91324  
**PHONE:** (818) 832-1710  
**REGISTERED/REGISTERED ENGINEER:** RIA ASSOCIATES, INC.  
**NAME:** RIA ASSOCIATES, INC.  
**ADDRESS:** 10015 W. CENTURY BLVD., SUITE 100, WEST GLENDALE, CA 91204  
**PHONE:** (818) 762-4396

**EXISTING UTILITIES:**  
 17. 45" 57" & 60" STORM DRAIN, LINE A, PER PD2317 ON LA MADRID DRIVE  
 24" STORM DRAIN, LINE F, PER PD2317 ON PLUM CANYON ROAD  
 8" SEWER MAIN ON LA MADRID DRIVE  
 15" SEWER MAIN ON PLUM CANYON ROAD  
 10" SEWER MAIN ON FARRELL ROAD  
 16" WATER MAIN ON PLUM CANYON ROAD  
 18. EXISTING DRAINAGE:  
 WESTERLY PORTION SURFACE DRAINS TO LA MADRID DRIVE  
 EASTERLY PORTION SURFACE DRAINS TO PLUM CANYON ROAD

**GENERAL NOTES:**  
 1. AREA PLAN DESIGNATION: C-2 (GENERAL COMMERCIAL)  
 2. PROPOSED ZONING: C-2  
 3. EXISTING ZONING: C-2  
 4. PROPOSED LAND USE: VACANT/GENERAL COMMERCIAL  
 5. EXISTING LAND USE: CONDOMINIUM/GENERAL COMMERCIAL  
 6. PROPOSED NUMBER OF LOTS: 2  
 7. TOTAL NUMBER OF GROSS ACRES: LOT 219 14.54 AC  
 8. PROPOSED TOTAL NUMBER OF NET ACRES: 10.45 AC  
 9. TOTAL NUMBER OF CONDOMINIUM UNITS: 175  
 10. OVERALL DENSITY FOR RESIDENTIAL LOT: 16.6 D.U./AC  
 11. PROPOSED PARKING: 350  
 12. GUESTS (ALL UNITS WILL HAVE A TWO-CAR GARAGE): 71  
 13. SITE LOCATION: PLUM CANYON ROAD AND FARRELL ROAD  
 14. ASSESSOR PARCEL NUMBER: 2812-097-007  
 15. PROPOSED HEIGHT: 44ft, GRID 16  
 16. THERE ARE NO EXISTING STRUCTURES ON SITE.  
 17. THERE ARE NO EXISTING TREES ON SITE.



**PREPARED FOR:**  
**KB HOME GREATER LOS ANGELES INC.**  
 25152 Springfield Court, Suite 180 Valencia, CA 91355  
 CONTACT - RON MERTZEL TEL - (661) 219-6880

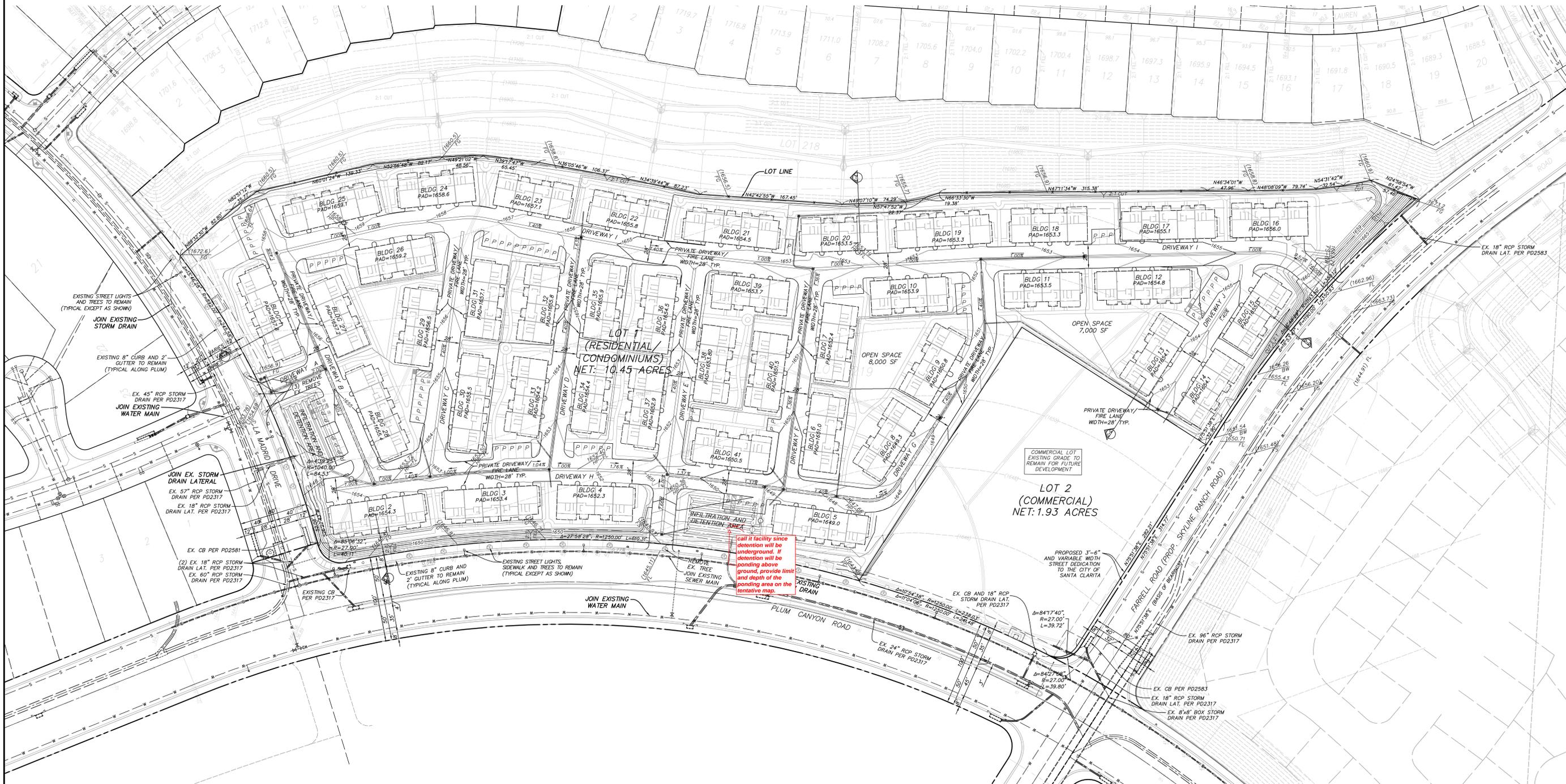
**DESIGNER:** A.B.  
**CHECKED BY:** D.D.  
**DATE:** 9/19/2014  
**SHEET** 1 **OF** 2

**FORMA ENGINEERING INC.**  
 10814 Reseda Boulevard, Northridge, CA 91326  
 Phone: (818) 832-1710 Fax: (818) 832-1740  
 DANNY T. DAVIS

# VESTING TENTATIVE MAP NO. 73065

## MAJOR LAND DIVISION - FOR RESIDENTIAL CONDOMINIUM AND COMMERCIAL PURPOSES

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOT 219 OF TRACT NO. 46018-11, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP  
RECORDED IN BOOK 1298 PAGES 28 TO 51 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

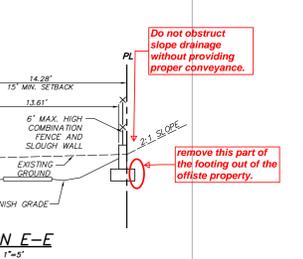
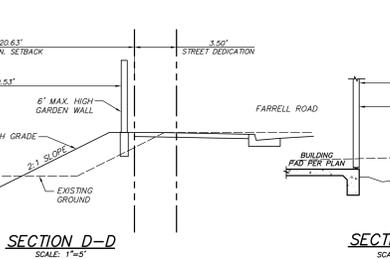
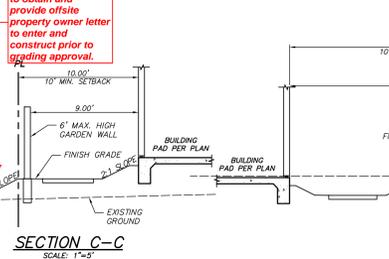
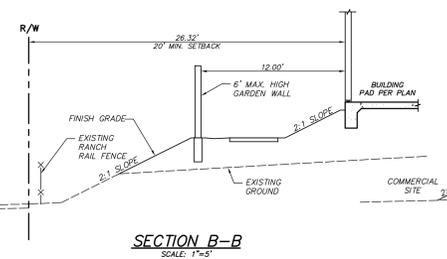
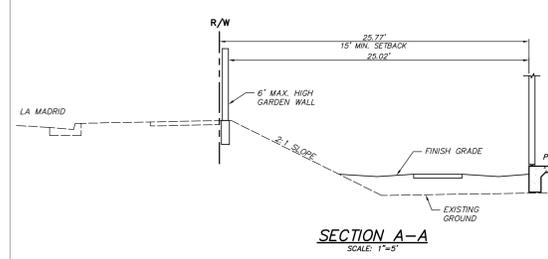


call it facility since detention will be underground. If detention will be ponding above ground, provide limit and depth of the ponding area on the tentative map.

you will be required to obtain and provide offsite property owner letter to enter and construct prior to grading approval.

Do not obstruct slope drainage without providing proper conveyance.

Remove this part of the footing out of the offsite property.



**EARTHWORK QUANTITY TABLE**

	CUT (CY)	FILL (CY)
RAW VOLUME: (STREETS LEFT 2' LOW FOR PAVEMENT SECTION AND UTILITY SPOILS)	12,584	10,415
BUILDING PAD OVEREX & RECOMPACT	96,310	96,310
INFILTRATION-DETECTION SPOILS	2,320	
TOTAL	111,214	106,725
EXPORT AMOUNT		4,489 CY



PREPARED FOR:  
**KB HOME GREATER LOS ANGELES INC.**  
25152 Springfield Court, Suite 180 Valencia, CA 91355  
CONTACT - RON MERTZEL TEL - (661) 219-6880

**VESTING TENTATIVE TRACT NO. 73065**  
GRADING & DRAINAGE EXHIBIT

PREPARED BY:  
**FORMA ENGINEERING INC.**  
10814 Reseda Boulevard, Northridge, CA 91326  
Phone: (818) 832-7170 • Fax: (818) 832-1740  
ARET BINATU, P.E. H.C.E. 64448  
9/19/2014 DATE



No.	DATE	REVISION

DESIGNER: A.B.  
CHECKED BY: D.D.  
DATE: 9/09/2014  
SHEET 2 OF 2

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 a traffic impact analysis (TIA) to our Traffic and Lighting Division for review and approval. A review fee will be required. Based on the approved TIA, a revised tentative map may be required. A copy of the Traffic Impact Analysis Report Guidelines may be obtained on the Department's website at <http://dpw.lacounty.gov/Traffic>. For additional information, please contact Jeff Pletyak at (626) 300-4721 of our Traffic and Lighting Division.
2. Submit a 40 foot-scale conceptual striping plan addressing interim and ultimate condition on Farrell Road for review and approval to determine the necessary pavement transitions and adequate pavement widths based on the required traffic mitigation measures identified in the approved TIA. All required offsite mitigations as identified in the approved TIA must also be evaluated on the conceptual striping plan to determine if additional offsite right of way is necessary. The final cross section for Farrell Road will be approved based on the approved conceptual signing and striping plan.
3. A revised tentative map is required to show the following additional items:
  - a. Show offer of right of way 44-feet from centerline on Farrell Road. An additional 4 feet of dedication is required.
  - b. The current plan does not show gated entries, however, our experience indicate that this type of condominium project typically lead to post development requests for gated entries. Show gated entrance at all access points with a minimum turnaround radius of 32 feet and a queuing length of a minimum of 50' from the keypad at the primary access point(s) to the satisfaction of Public Works. At secondary access points where no turnaround is provided increase the drive aisle width sufficient to allow 3-point turns and setback the gate a minimum of 40' from the right of way.
  - c. Provide an exhibit of intersection sight distance for a design speed of 65 mph (725 feet) on the proposed access point on Farrell Road.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
TRACT NO. 073065

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TENTATIVE MAP DATED 09-10-2014  
EXHIBIT "A" MAP DATED 09-10-2014

- d. See additional road comments shown in the files "2014-09-15 TTR 073065 Exhibit Map 1st Check JN", and "2014-09-15 TTR 073065 Tentative Map 1st Check JN", which can be found at the following ftp link:  
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTM%20073065/>.

Prepared by Joseph Nguyen *JN*  
TR073065r

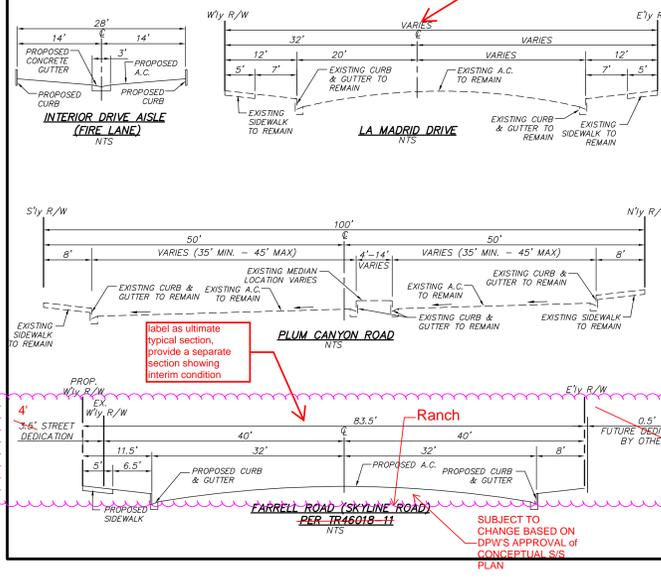
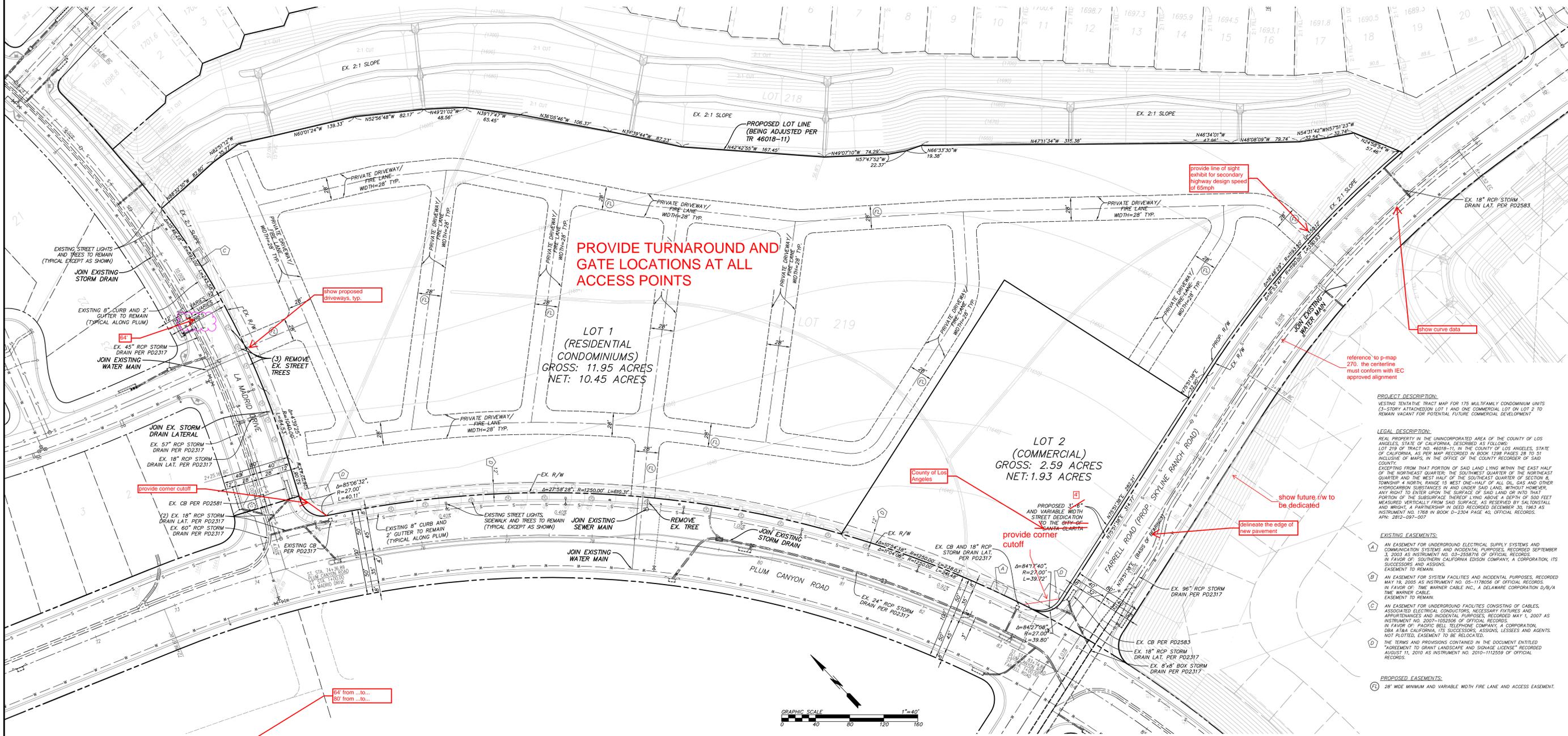
Phone (626) 458-4921

Date 08-27-2014

# VESTING TENTATIVE MAP NO. 73065

## MAJOR LAND DIVISION - FOR RESIDENTIAL CONDOMINIUM AND COMMERCIAL PURPOSES

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF LOT 219 OF TRACT NO. 46018-11, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP  
RECORDED IN BOOK 1298 PAGES 28 TO 51 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



- GENERAL NOTES**
- AREA PLAN DESIGNATION..... C.G. (GENERAL COMMERCIAL)
  - EXISTING ZONING..... C-2
  - PROPOSED ZONING..... C-2
  - EXISTING LAND USE..... VACANT/GENERAL COMMERCIAL
  - PROPOSED LAND USE..... CONDOMINIUM/GENERAL COMMERCIAL
  - EXISTING NUMBER OF LOTS..... 2
  - TOTAL NUMBER OF GROSS ACRES: LOT 219..... 14.54 AC
  - PROPOSED TOTAL NUMBER OF NET ACRES:..... 12.38 AC
  - RESIDENTIAL LOT..... 10.45 AC
  - COMMERCIAL LOT..... 1.93 AC
  - OVERALL DENSITY FOR RESIDENTIAL LOT..... 16.6 D.U./AC
  - PROPOSED PARKING: PRIVATE (ALL UNITS WILL HAVE A TWO-CAR GARAGE)..... 350
  - QUEST..... 71
  - SITE LOCATION: PLUMB CANYON ROAD AND FARRELL ROAD SANTA CLARITA, CA 91350
  - ASSESSOR PARCEL NUMBERS: 2812-097-007
  - THOMAS GUIDE: PAGE 4461, GRID F6
  - PROPOSED HEIGHT..... 38'
  - THERE ARE NO EXISTING STR..... ON SITE.
  - THERE ARE NO EXISTING TREES ON SITE.

- EXISTING UTILITIES:**
- 45", 57" & 60" STORM DRAIN, LINE A, PER PD2317 ON LA MADRID DRIVE
  - 24" STORM DRAIN, LINE F, PER PD2317 ON PLUMB CANYON ROAD
  - 96" STORM DRAIN, LINE M, PER PD2583 ON FARRELL ROAD
  - 8" SEWER MAIN ON LA MADRID DRIVE
  - 15" SEWER MAIN ON PLUMB CANYON ROAD
  - 10" SEWER MAIN ON FARRELL ROAD
  - 8" WATER MAIN ON LA MADRID DRIVE
  - 16" WATER MAIN ON PLUMB CANYON ROAD
  - 16" WATER MAIN ON FARRELL ROAD
- EXISTING DRAINAGE:**
- WESTERLY PORTION SURFACE DRAINS TO LA MADRID  
EASTERLY PORTION SURFACE DRAINS TO PLUMB CANYON
- BENCHMARK:**
- L.A. COUNTY DPW BENCHMARK NO. L 7133 (NEWHALL QUAD)  
L.A. COUNTY DPW TAG, W. CURB, NW COR PLUMB CYN RD & LA MADRID DR.  
ELEVATION = 1,647.222 FEET (2099 ADJUSTMENT, NAVD 88 DATUM)
- UTILITY PURVEYORS:**
- WATER: SANTA CLARITA WATER DIVISION
  - SEWER: LOS ANGELES COUNTY SANITARY DISTRICT NO. 32
  - GAS: SOUTHERN CALIFORNIA GAS COMPANY
  - ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
  - PHONE: AT&T
  - CABLE: TIME WARNER CABLE COMPANY
  - FIRE: LOS ANGELES COUNTY FIRE DEPARTMENT - NORTH REGION

**OWNER:**  
NAME: MONTEVERDE DEVELOPMENT  
ADDRESS: 28100 BOULET CANYON ROAD SUITE 216 SAUGUS, CA 91350 (661) 296-0288

**REPRESENTATIVE:**  
NAME: RON MERTZEL  
ADDRESS: 25152 SPRINGFIELD COURT, SUITE 180, VALENCIA, CALIFORNIA 91355 (661) 219-6880

**LAND SURVEYOR:**  
NAME: PINNACLE LAND SURVEYING, INC.  
ADDRESS: 28348 CONSTELLATION ROAD, SUITE 800, VALENCIA, CALIFORNIA 91355 (661) 254-1928

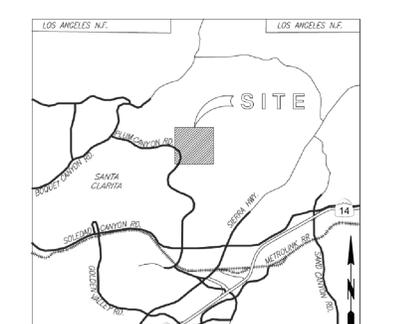
**CIVIL ENGINEER:**  
NAME: FORMA ENGINEERING INC.  
ADDRESS: 10814 RESEDA BLVD, NORTHridge, CA 91326 (818) 832-1710

**GEOTECHNICAL/SOILS ENGINEER:**  
NAME: RMA GEOSCIENCE, INC.  
ADDRESS: MARK SWATEK 9854 GLENDALE BOULEVARD, SUN VALLEY, CA 91352-1044 (800) 762-4396

**LEGEND OF ABBREVIATIONS:**

EX. EXIST	EXISTING
TC	TOP OF CURB
FL	FLOW LINE
TOP	TOP OF SLOPE
TOE	TOE OF SLOPE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
GF	GARAGE FINISHED FLOOR
FG	FINISHED GRADE
BW	BACK OF WALK
TOF	TOP OF GRADE
INV	INVERT
CL	CENTERLINE
PL	PROPERTY LINE/LOT LINE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
LIP	LIP OF GUTTER
EL OR ELEV	ELEVATION
DNVW	DRIVEWAY
CONC	CONCRETE
AS	ASPHALT
MAX	MAXIMUM
MIN	MINIMUM

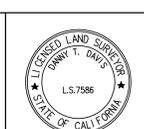
PROPERTY LINE/LOT LINE  
STREET RIGHT OF WAY  
STREET CENTERLINE  
EXISTING LOT LINE  
FIRE LANE AND ACCESS ESMT.  
2:1 SLOPE  
EXISTING STORM DRAIN  
EXISTING WATER MAIN  
EXISTING SEWER MAIN



PREPARED FOR:  
**KB HOME GREATER LOS ANGELES INC.**  
25152 Springfield Court, Suite 180 Valencia, CA 91355  
CONTACT - RON MERTZEL TEL - (661) 219-6880

**VESTING TENTATIVE TRACT NO. 73065**

PREPARED BY:  
**FORMA ENGINEERING INC.**  
10814 Reseda Boulevard, Northridge, CA 91326  
Phone: (818) 832-1710 Fax: (818) 832-1740  
DANNY T. DAVIS P.L.S. 7586 9/09/2014 DATE

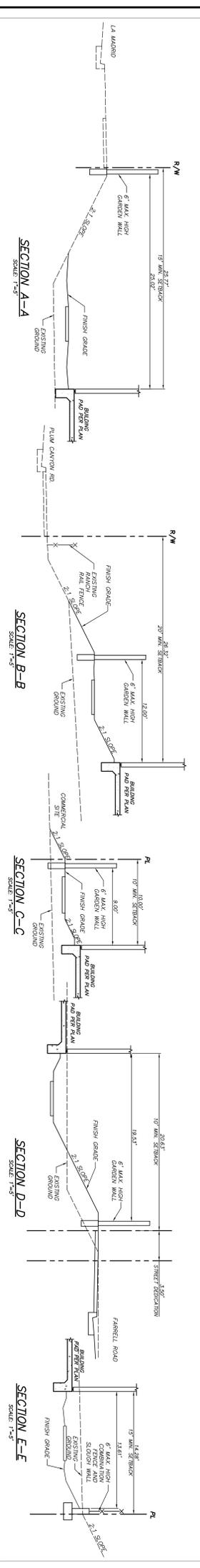
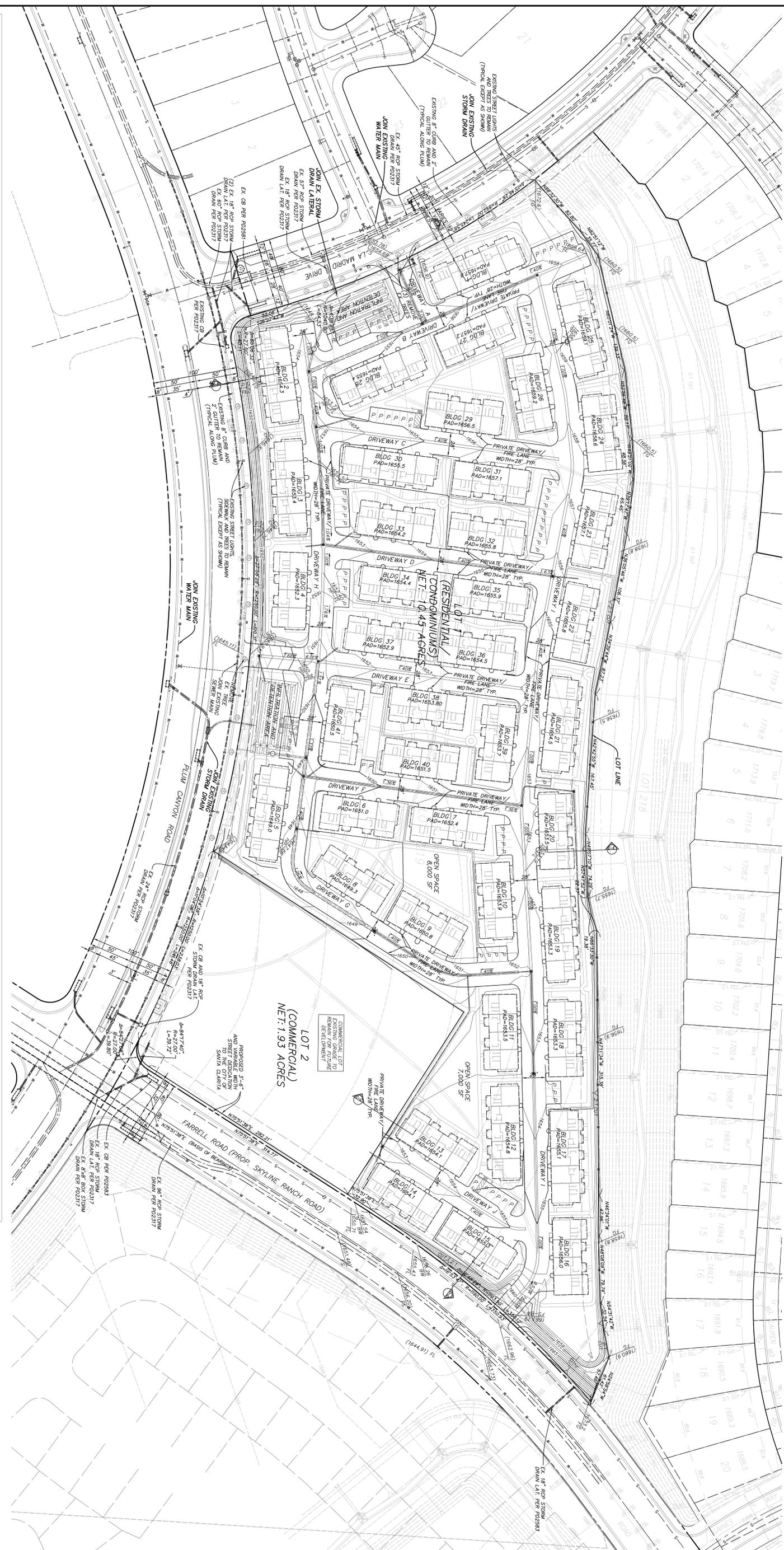


No.	DATE	REVISION

DESIGNER: A.B.  
CHECKED BY: D.D.  
DATE: 9/09/2014  
SHEET 1 OF 2

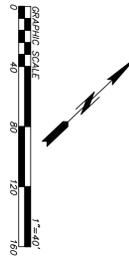
# VESTING TENTATIVE MAP NO. 73065

MAJOR LAND DIVISION - FOR RESIDENTIAL CONDOMINIUM AND COMMERCIAL PURPOSES  
 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF LOT 219 OF TRACT NO. 46018-11, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP  
 RECORDED IN BOOK 1298 PAGES 28 TO 51 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**EARTHWORK QUANTITY TABLE**

	QTY (CY)	REL (CY)
RAW VOLUME (STREETS LEFT 2' LOW FOR PAVEMENT SECTION AND UTILITY SPACES)	12,684	10,415
BUILDING PAD OVERLAP & RECOMPACT	96,310	96,310
INFILTRATION-RETENTION SPACES	2,320	106,225
TOTAL	111,314	4,489 CY



PREPARED FOR:  
**KB HOME GREATER LOS ANGELES INC.**  
 25152 Springfield Court, Suite 180 Valencia, CA 91355  
 CONTACT - RON MERTZEL TEL. (661) 219-6880

VESTING TENTATIVE  
 TRACT NO. 73065  
 GRADING & DRAINAGE EXHIBIT

PREPARED BY:  
**FORMA ENGINEERING INC.**  
 10817 Reseda Boulevard, Northridge, CA 91326  
 Phone: (818) 822-7110 Fax: (818) 822-1740  
 INTERNET: WWW.FORMA-ENG.COM  
 DATE: 9/19/2014



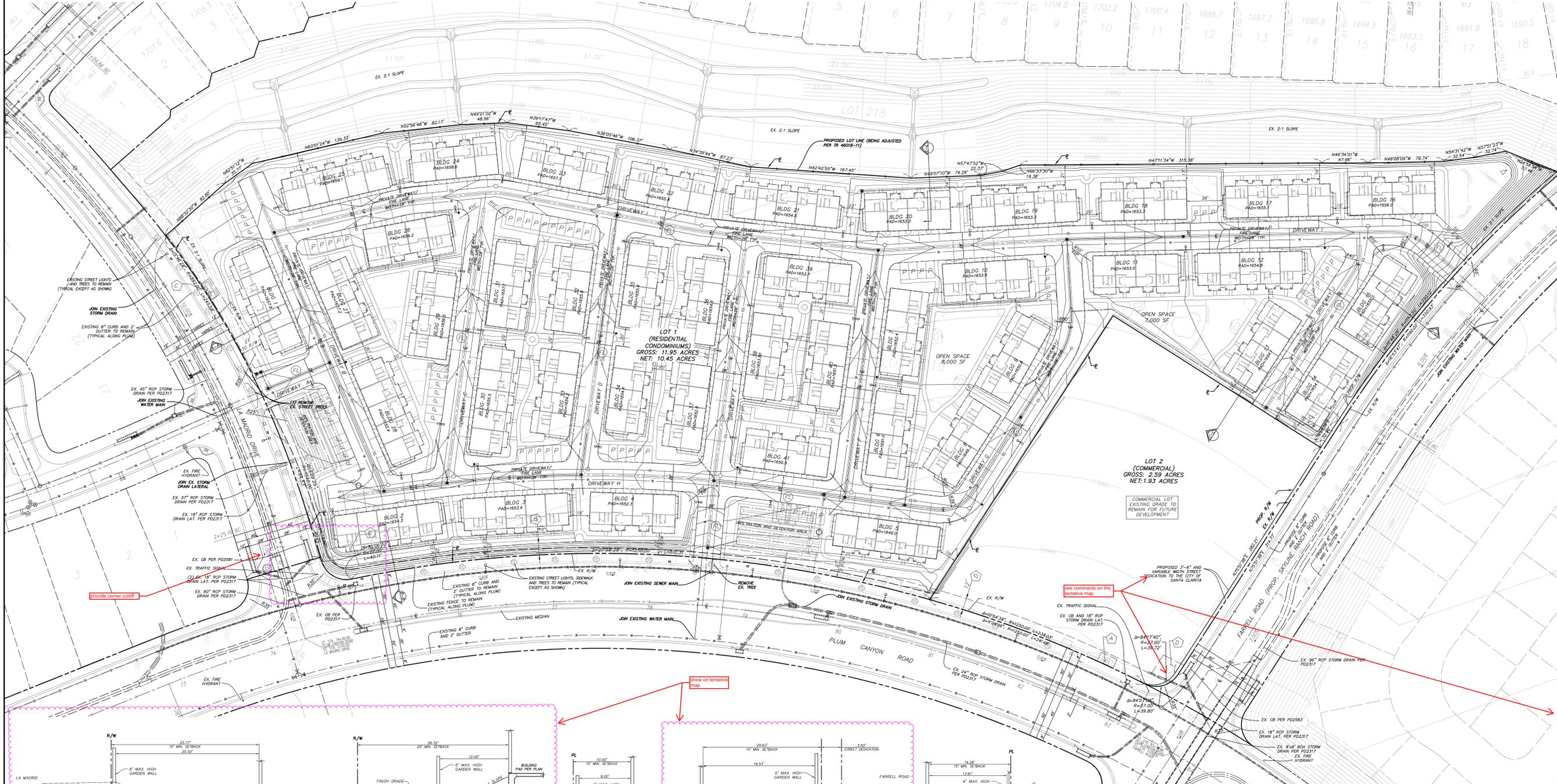
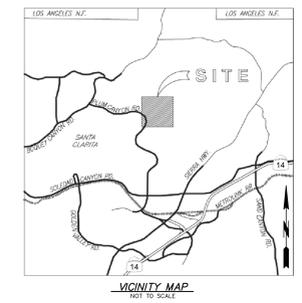
NO.	DATE	REVISION	DESIGNER
			A.B.
			CHECKED BY: D.D.
			DATE: 9/19/2014
			SHEET OF
			2 OF 2

# EXHIBIT "A" VESTING TENTATIVE MAP NO. 73065

## MAJOR LAND DIVISION - FOR RESIDENTIAL CONDOMINIUM AND COMMERCIAL PURPOSES IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING A SUBDIVISION OF LOT 219 OF TRACT NO. 46018-11, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1298 PAGES 28 TO 51 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### GENERAL NOTES

- AREA PLAN DESIGNATION: C-2 (GENERAL COMMERCIAL)
- EXISTING ZONING: C-2
- PROPOSED ZONING: C-2
- EXISTING LAND USE: VACANT/GENERAL COMMERCIAL
- PROPOSED LAND USE: CONDOMINIUM/GENERAL COMMERCIAL
- EXISTING NUMBER OF LOTS: 1
- PROPOSED NUMBER OF LOTS: 2
- TOTAL NUMBER OF GROSS ACRES: LOT 219: 14.54 AC
- PROPOSED TOTAL NUMBER OF NET ACRES: 10.45 AC
- RESIDENTIAL LOT: 10.45 AC
- COMMERCIAL LOT: 1.93 AC
- TOTAL NET: 12.38 AC
- TOTAL NUMBER OF CONDOMINIUM UNITS: 175
- OVERALL DENSITY FOR RESIDENTIAL LOT: 16.6 D.U./AC
- PROPOSED PARKING: 350
- PRIVATE (ALL UNITS WILL HAVE A TWO-CAR GARAGE): 71
- SITE LOCATION: PLUM CANYON ROAD AND FARRELL ROAD
- QUET: SANTA CLARITA, CA 91350
- ASSESSOR PARCEL NUMBERS: 2812-097-007
- THOMAS GUIDE: PAGE 4461, GRID F8
- PROPOSED HEIGHT: 38'
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- THERE ARE NO EXISTING TREES ON SITE.
- THERE ARE NO PROTECTED OAK TREES WITHIN 50' OF THE PROJECT SITE.
- EXISTING UTILITIES:
  - 45" 57" & 60" STORM DRAIN, LINE A, PER PD2317 ON LA MADRID DRIVE
  - 24" STORM DRAIN, LINE F, PER PD2317 ON PLUM CANYON ROAD
  - 8" STORM DRAIN, LINE M, PER PD23283 ON FARRELL ROAD
  - 8" SEWER MAIN ON LA MADRID DRIVE
  - 15" SEWER MAIN ON PLUM CANYON ROAD
  - 10" SEWER MAIN ON FARRELL ROAD
  - 8" WATER MAIN ON LA MADRID DRIVE
  - 16" WATER MAIN ON PLUM CANYON ROAD
  - 16" WATER MAIN ON FARRELL ROAD



- ### EXISTING EASEMENTS:
- (A) AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 2009 AS INSTRUMENT NO. 09-178568 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS.
  - (B) AN EASEMENT FOR SYSTEM FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 19, 2009 AS INSTRUMENT NO. 09-178568 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS.
  - (C) AN EASEMENT FOR UNDERGROUND FACILITIES CONSISTING OF CABLES, ASSOCIATED ELECTRICAL CONDUCTORS, NECESSARY FITTINGS AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED MAY 1, 2007 AS INSTRUMENT NO. 07-178568 OF OFFICIAL RECORDS, IN FAVOR OF TIME WARNER CABLE INC., A DELAWARE CORPORATION (TWC) AND ITS SUCCESSORS AND ASSIGNS.
  - (D) AN EASEMENT TO GRANT LANDSCAPE AND STORAGE LICENSES, RECORDED AUGUST 11, 2009 AS INSTRUMENT NO. 09-178569 OF OFFICIAL RECORDS.
- ### PROPOSED EASEMENTS:
- (E) 30' WIDE MINIMUM AND VARIABLE WIDTH FIRE LANE AND ACCESS EASEMENT.
- ### LEGEND OF ABBREVIATIONS:
- EX: EXISTING
  - FL: FLOW LINE
  - TOP: TOP OF CURB
  - TS: TOP OF SLOPE
  - FS: FINISHED SURFACE
  - FF: FINISHED FLOOR
  - GF: GARAGE FINISHED FLOOR
  - IN: INVERT
  - BU: BACK OF WALK
  - TO: TOP OF GRADE
  - CE: CENTERLINE
  - PL: PROPERTY LINE
  - OB: OBSTRUCTION
  - HP: HIGH POINT
  - EQ: ON ELEV
  - LI: LIP OF GUTTER
  - EL: ELEVATION
  - D/WY: DRIVEWAY
  - CONC: CONCRETE
  - AS: ASPHALT
  - MA: MAXIMUM
  - MIN: MINIMUM
- ### PROPERTY LINE/LOT LINE
- STREET RIGHT OF WAY
  - STREET CENTERLINE
  - EXISTING LOT LINE
  - FIRE LANE AND ACCESS ESM.
  - 2:1 SLOPE
  - EXISTING STORM DRAIN
  - EXISTING WATER MAIN
  - EXISTING SEWER MAIN
  - 6" HIGH GARDEN WALL
  - 6" HIGH COMBINATION FENCE ON SLOUGH WALL
  - PROPOSED STREET LIGHT
  - EXISTING STREET LIGHT
  - PROPOSED FIRE HYDRANT
  - GUEST PARKING STALL

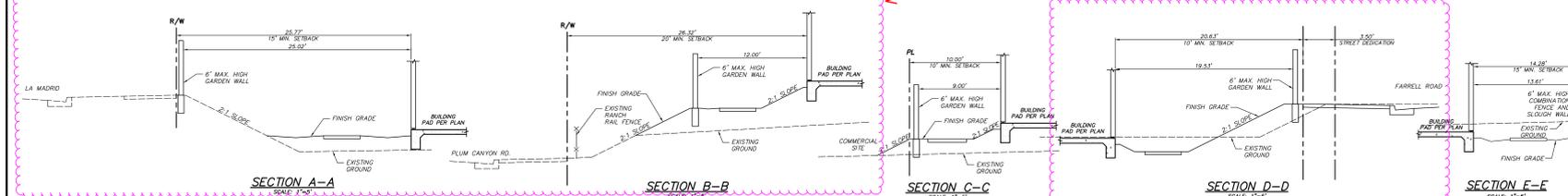
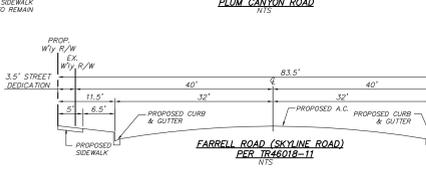
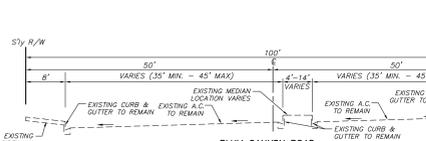
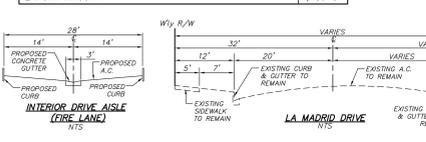
**PROJECT DESCRIPTION:**  
VESTING TENTATIVE MAP FOR 175 MULTIFAMILY CONDOMINIUM UNITS (3-STORY ATTACHED) ON LOT 1 AND ONE COMMERCIAL LOT ON LOT 2 TO REMAIN VACANT FOR POTENTIAL FUTURE COMMERCIAL DEVELOPMENT.

**LEGAL DESCRIPTION:**  
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: ALL THAT PART OF TRACT NO. 46018-11, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1298 PAGES 28 TO 51 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARKING REQUIREMENTS:**  
MINIMUM PARKING SPACE REQUIRED: 2.25 PER UNIT  
PARKING PROVIDED: 350 EA  
STANDARD GUEST PARKING STALLS: 350 EA  
ACCESSIBLE GUEST PARKING STALLS: 5 EA  
VAN ACCESSIBLE GUEST PARKING STALLS: 1 EA  
TOTAL PARKING PROVIDED: 421 EA

**SETBACK REQUIREMENTS:**  
TOP SPECIFIC SETBACK REQUIREMENTS FOR THE C-2 ZONE  
NO. 1 ZONE SETBACK REQUIREMENTS ARE:  
FRONT YARD: 20 FEET  
REAR YARD: 15 FEET  
SIDE YARDS: INTERIOR LOT: 5 FEET, CORNER LOT: 5 FEET  
EXCEPT ON REVERSED CORNER LOT, WHICH IS 10 FEET  
INTERIOR BUILDING SETBACKS: 12 FEET FOR 3 STORY

RAW VOLUME (STREETS LEFT 2' LOW FOR PAVEMENT SECTION AND UTILITY SPOILS)	CUT (CY)	FILL (CY)
INFILTRATION-RETENTION SPOILS	2,320	0
TOTAL	111,214	106,725
EXPORT AMOUNT	4,489	0



PREPARED FOR:  
**KB HOME GREATER LOS ANGELES INC.**  
25152 Springfield Court, Suite 180 Valencia, CA 91355  
CONTACT - RON MERTZEL TEL - (661) 219-6880

### EXHIBIT "A" VESTING TENTATIVE TRACT NO. 73065

PREPARED BY:  
**FORMA ENGINEERING INC.**  
10814 Riverside Boulevard, Northridge, CA 91326  
Phone: (818) 832-1710 Fax: (818) 832-1740



No.	DATE	REVISION

DESIGNER: A.B.  
CHECKED BY: A.B.  
DATE: 9/19/2014  
SHEET 1 OF 1

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, provide outlet approval from the City of Santa Clarita.
2. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. As part of the area study, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. 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.
3. A revised tentative map and a revised exhibit map are required to show the following items:
  - a. Call out the PC or CI number of existing sewer main lines to serve the proposed development.
  - b. If necessary, label all existing structures/buildings as "to remain" or "to be removed". If existing structures are to remain, show locations of existing sewer lateral lines to the existing buildings.
  - c. Provide typical call outs for proposed house laterals with 4" VCP pipe and proposed public sewer with 8" VCP pipe.
  - d. Show and call out 6" lateral to serve commercial lot.

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

1. Provide "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. Provide "Verification Letter" from the water purveyor indicating that the recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.
3. A revised tentative map is required to show the following additional items:
  - a. List contact information for water purveyor on tentative map.
  - b. If existing structures are to remain, show locations of existing water service lines to the existing buildings. Water service line to the existing building must be located in the same lot as the building it serves; otherwise, it shall be relocated to the same lot.
  - c. Show house laterals and water meters to serve proposed residential lots. Provide typical call outs for proposed water mains, house laterals, and water meters.
  - d. Show and call out lateral to serve proposed commercial lot.

Prepared by Vilong Truong  
tr73065w-new.doc

Phone (626) 458-4921

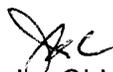
Date 09-24-2014

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

Page 1/1

TENTATIVE MAP DATED 09-10-2014  
EXHIBIT "A" MAP DATED 09-10-2014

- 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 John Chin

Phone (626) 458-4918

Date 10-07-2014

tr73065L-new.doc  
<http://planning.lacounty.gov/case/view/tr073065/>

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.

TENTATIVE MAP DATED 09-10-2014  
EXHIBIT "A" MAP DATED 09-10-2014

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 John Chin

Phone (626) 458-4918

Date 10-07-2014

tr73065L-new.doc

<http://planning.lacounty.gov/case/view/tr073065/>

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 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 44 feet from the centerline along the property frontage on Farrell Road. Four (4) feet of additional right of way is required along the property frontage.
3. Construct new driveway 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, and sidewalk (5 feet sidewalk adjacent to the property line) along the property frontage on Farrell Road. A minimum of 32 feet of pavement is required along the property frontage on Farrell Road.
8. Construct full-width sidewalk along the property frontage at all returns.
9. 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.
10. Plant street trees along the property frontage on Farrell Road to the satisfaction of the Public Works.
11. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.

12. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
14. Street lighting conditions are pending.
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 if any identified by our Traffic and Lighting Division to the satisfaction of Public Works.
19. Prepare detailed 1" = 40' scaled signing and striping plans 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) may 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 final map approval, pay the fees established by the Board of Supervisors for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$17,450 per factored unit and is subject to change.



## 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: September 10, 2014

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

### TENTATIVE/EXHIBIT MAP - HOLDS

1. Where the height of the building above the lowest level of the Fire Department vehicular access is more than 30 feet high or the building is more than three stories, the Private Driveway and Fire Lane shall provide a minimum paved width of 28 feet, clear to the sky. The Fire Lane shall also be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Redesign the project to indicate compliance on the Exhibit Map.
2. Submit a fire flow availability from, FORM 196, to our office for any existing public fire hydrant located on Plum Canyon Road within the property lot frontage. Compliance required prior to Tentative Map.
3. Label the public fire hydrant near the entrance to the development of Plum Canyon Road as ~~%Existing+~~. If being relocated or encroached for any reason as result of the entrance, this information needs to be indicated on the Exhibit Map. The new/required fire hydrants as a result of this development are pending at this time but will be determined prior to the public hearing.
4. The required fire flow for this development at this time is **5000** gallons per minute at 20 psi for a duration of 5 hours. The required fire flow may be reduced when detail information on the construction type and total square footage of each building is provided.
5. Submit a digital copy of the architectural plans for this development. The architectural plans will assist to calculate the required fire flow from all required fire hydrants, review the elevations to determine the required Fire Department access adjacent to proposed buildings, and address additional Fire Department concerns during the subdivision process.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 73065

MAP DATE: September 10, 2014

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### CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all weather access surface to be clear to sky.
2. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
3. A reciprocal access agreement is required for the portion of the driveway being shared by the 2 future lots. Submit documentation to the Fire Department for review prior to Final Map clearance.
4. 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).
5. All proposed buildings shall be places such that a fire lane is provided to within 150ft 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.
6. The gradient of the on-site private driveways shall comply with the Fire Department's requirements. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
7. The on-site private driveways 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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8. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  9. 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.

### CONDITIONS OF APPROVAL - WATER

1. Install **TBD** public fire hydrant(s) as noted on the Exhibit Map.  
Location: AS PER MAP FILED IN OUR OFFICE.
2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. The required fire flow from the fire hydrants for this development is **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.
4. All other fire hydrants are required to provide a fire flow of Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
5. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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6. Parking shall be restricted 50 feet adjacent to any required public or private fire hydrant, 25 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
7. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>73065</b>	DRP Map Date:	<b>09/10/2014</b>	SCM Date:	<b>10/23/2014</b>	Report Date:	<b>10/07/2014</b>
Park Planning Area #	<b>35D</b>		<b>CANYON COUNTRY</b>			Map Type:	<b>TENTATIVE</b>

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	<b>1.43</b>
IN-LIEU FEES:	<b>\$236,469</b>

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, Chief of Planning



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>73065</b>	DRP Map Date:	<b>09/10/2014</b>	SMC Date:	<b>10/23/2014</b>	Report Date:	<b>10/07/2014</b>
Park Planning Area #	<b>35D</b>		<b>CANYON COUNTRY</b>			Map Type:	<b>TENTATIVE</b>

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

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

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

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

Total Units **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	
<b>Total Acre Obligation =</b>				<b>1.43</b>

Park Planning Area = **35D CANYON COUNTRY**

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

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.43	0.00	0.00	1.43	\$165,363	<b>\$236,469</b>



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

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

**ANGELO J. BELLOMO, REHS, QEP**  
Director of Environmental Health

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

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Fifth District

September 26, 2014

Tentative Tract Map No. 073065

Vicinity: Saugus

Tentative Tract Map Date: September 10, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **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. A copy of a current original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

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