



**ASSESSORS PARCEL NUMBER(S)**

On-site: 2865-003-013, 035, 908; 2865-036-001, 002, 003;  
 3244-012-013, 045, 046, 048, 049, 050, 057, 058, 059,  
 904; 3244-013-001, 002, 004, 005, 010; 3244-014-015,  
 050, 053, 062, 067, 068, 902, 906; 3247-017-019;  
 External Map Improvements:3247-017-900; 3247-041-012

**SITE AREA**

Gross: 720 Acres  
 Net: 633 Acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan (2012)

**ZONED DISTRICT**

Castaic Canyon

**SUP DISTRICT**

5

**LAND USE DESIGNATION**

Northlake Specific Plan

**ZONE**

Specific Plan

**CSD**

Exempt from Castaic Area  
 CSD and HMA ordinance

**PROPOSED UNITS  
 (DU)**

1,912

**MAX DENSITY/UNITS  
 (DU)**

2.74 DU/AC averaged over  
 entire southerly site of SP  
 area (1,974 DU / 720 AC)

**GRADING, CUBIC YARDS  
 (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

15.9 million c.y. of cut, 15.9 million c.y. of fill balanced  
 onsite

**ENVIRONMENTAL DETERMINATION (CEQA)**

Supplemental EIR

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>	
Regional Planning	Hold	Jodie Sackett (213)-974-4876	<a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
Public Works	See report	Henry Wong (626) 458-4961 Juan Sarda(626) 458-4921	<a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a> <a href="mailto:jsarda@dpw.lacounty.gov">jsarda@dpw.lacounty.gov</a>
Fire	See report	Juan Padilla (323) 890-4243	<a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	See report	Clement Lau (213) 351-5120 Sheela Mathai (213) 351-5121	<a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a> <a href="mailto:maths@parks.lacounty.gov">maths@parks.lacounty.gov</a>
Public Health	See report	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/Exhibit "A" Revision Required:  Reschedule for Subdivision Committee Reports Only:   
 Revised Application Required:  Other Holds (see below):

**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map.

Land Use Policy:

Clear  Hold

1. Pending consistency determination with Northlake Specific Plan land use designations under the SCVAP 2012.

Specific Plan, Castaic CSD, and HMA Zoning:

Clear  Hold

1. Pending compliance determination with Northlake Specific Plan zoning designation.
2. The Northlake SP is not subject to the Castaic CSD nor to the Hillside Management Area Ordinance .

3. Courtesy consultation with and documentation input from Santa Clarita Valley Trails Advisory Committee is requested regarding public and private trails network proposed, and project linkages with other trails.

Tentative Map:

Clear  Hold  Please revise the following:

Overall:

1. **(NEW)** Explain the neighborhood park site removal & relocation. Two neighborhood parks (totaling 9.3 acres) shown on the 2014 conceptual land use plan have been removed. They should have been depicted on Sheets 5 & 6. Also, three new “parks” have been added to the SFD area (Sheet 6, Lots 326, 327 & 328), totaling 0.8 acres. Explain these park changes.

Previous Sheet 1:

2. Not all APNs listed on map per highlighted APNs in above list – verify.

Previous Sheet 3:

3. Submit proposal for select industrial uses for lots 320 and 321 compatible to nearby school (to include in CUP conditions).

Previous Sheet 7:

4. Provide ownership consent documentation regarding offsite/external map improvements.

Previous Sheet 8:

5. Consent documentation required for off-site external improvements for proposed water tank.

Previous Sheet 10:

6. Add two pedestrian or multi-use trail connections as indicated.

Other Requirements:

7. Provide verification of all external map improvements access authorization prior to tentative map clearance.

Exhibit Map/Exhibit “A”

Clear  Hold  Please revise the following:

Required throughout Exhibit Map/Exhibit “A”, in Planning Notebook, or as otherwise indicated:

1. **(NEW)** Include unit entry locator “dots” for each condo unit, and add the dot description to the Legend on each map sheet.
2. **(NEW)** Graphically denote all common open space areas within each P-area that may be used for community recreation. Denote them by providing boundary lines around the common areas and hashing them.
3. **(NEW)** Number and label all guest parking stalls and provide typical dimensions for each stall type (i.e. head-in and parallel).
4. **(NEW)** Revise walkway system (i.e. public > private common > private individual) to be clearer. Depict direct connections from public sidewalks to all private common walkways. Depict all private common walkways and show direct connection to each individual dwelling unit walkway (see Sheet 2, P-2 for example).
5. Exhibit Map must include depiction of whole SP area showing Phase 1 and Phase 2 together with Phase 2 as either large lots (20-ac or more) or remainder parcel for future development as previously discussed. CUP will only cover Phase 2 as undeveloped space since no proposed development specifics are included for Phase 2. Phase 2 will require a new CUP and any additional environmental review which may be required at that time.
6. Depict the related development footprints and walkways between park terraces, and depict the mapped significant ridgeline on the Exhibit Map sheet where it is disturbed or adjacent to development/disturbance.

7. **(UPDATED)** Provide the latest version of the planning notebook showing sample layouts of major and minor park spaces, and typical elevations and design for each housing product type.
8. Provide Landscaping Conceptual Plan for common areas and drives including common areas, fencing and walls.

Sheet 1:

9. **(NEW)** Show all development phases and areas on the composite map.
10. **(NEW)** Add lot numbers (except for SF lot area) to the composite map.
11. **(NEW)** Indicate existing land uses under “data summary”.
12. Add Specific Plan/Project correlation table as indicated on Sheet 1.

Sheet 2:

1. **(NEW)** Unit entry “dots” seem to be misaligned in P-1 area. Revise.

Sheet 5:

13. **(NEW)** Revise the P-15 summary (currently says “5.33 buildings”).

Conditional Use Permit:

Clear  Hold

1. CUP application and Burden of Proof discussion should indicate CUP for Specific Plan site plan review, grading in excess of 100,000 c.y., and construction of “x” amount of water tanks.
2. CUP application requires project description – see updates required on VTTM application project description referenced below.
3. CUP Grading Burden of Proof item B – development acres proposed should be consistent with CUP application.
4. Updated Water Supply Assessment required from NCWD.

Environmental Determination:

Clear  Hold

1. Screen Check Administrative DEIR pending.

Healthy Design Ordinance (“HDO”):

Clear  Hold

1. Incorporate HDO updates to Title 21 and Title 22 requirements and related:
  - Sections 21.16.015 A, B (exhibit map details); 21.24.065 (highways); and 21.40.040 No. 26 (requirements for bicycle, street trees, etc.) apply.
  - Sections 21.32.160,170,180,195; 22.52.1060.E apply (changes to requirements for street and on-site trees, planting strips, sidewalks, and landscaping combined with other subdivision requirements): Provide master conceptual landscaping plan along PROWs, private drives, pedestrian ways, residential and commercial common areas, graded & ungraded open spaces, recreation areas, parking areas according to these updated Code provisions.
  - Include Open Space Table with breakdown of manufactured/constructed and natural open space types by lots.
  - Bicycle parking note on Maps should read: “Long and short term bicycle parking and other bicycle facilities shall be provided according to requirements of County Code Section 22.52.1225” as indicated above.

Applications/Administrative/Other:

Clear  Hold

1. Attachment “B”: complete slope and open space lot numbering for all lots identified in the table (many slope lots have no lot no. indicated on the map).
2. Attachment “B”: Fix statement at bottom the page to read, “...policies of the County of Los Angeles General Plan / Santa Clarita Valley Area Plan, One Valley One Vision, 2012” (Important to distinguish from previous 1990

SCVAP).

3. Provide Planning Notebook with various design typicals prior to Tentative Tract Map clearance.
  4. Provide Recreation/Amenity areas and Unit typicals for improvements in Planning Notebook prior to Tentative Tract Map clearance.
  5. Hillside Management burden of proof not required, as no HM CUP is required.
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## **RESUBMITTAL INSTRUCTIONS**

*If a map revision is required, please submit the following items:*

- *A completed and signed Land Division application*
- *A signed and dated cover letter describing all changes made to the map*
- *Folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3<sup>rd</sup> revision and thereafter)*
- *Any other additional materials requested by the case planner*

*NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.*

Prepared by: Mr. Jodie Sackett  
10/20/15 (final)