

North of the intersection of Lake Hughes Road and Ridge Route Road, south of Templin Highway and open space, east of I-5, and west of Castaic Lake and Lagoon

Ridge Route Road to the north and south.

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)

1,974

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)

19.3 million c.y. of cut, 17.8 million c.y. of fill balanced onsite (difference due to shrinkage)

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	jsackett@planning.lacounty.gov
Public Works	See report	Henry Wong (626) 458-4961 Aissa Carrillo (626) 458-3126	hwong@dpw.lacounty.gov aicarrillo@dpw.lacounty.gov
Fire	See report	Juan Padilla (323) 890-4243	jpadilla@fire.lacounty.gov
Parks & Recreation	See report	Clement Lau (213) 351-5120 Loretta Quach (213) 351-5120	clau@parks.lacounty.gov lquach@parks.lacounty.gov
Public Health	See report	Michelle Tsiebos (626) 430-5382 Vicente Banada (626) 430-5380	mtsiebos@ph.lacounty.gov vbanada@ph.lacounty.gov

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. **(Updated)** Consistent with the updated Northlake Specific Plan land use designations.

Specific Plan, Castaic CSD, and HMA Zoning:

Clear Hold

2. **(Updated)** Consistent with the Northlake Specific Plan zoning designations.
3. The Northlake SP is not subject to the Castaic CSD or the Hillside Management Area Ordinance.

Tentative Map:

Clear Hold Please revise the following:

4. **(HOLD - Updated)** Prior to tentative map clearance, provide ownership consent documentation regarding offsite/external map improvements, to include for the proposed offsite water tank. Also provide access authorization for all offsite improvements 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:

5. **(HOLD - Updated)** In the Planning Notebook conceptual landscaping plans, remove the plant species *Ligustrum japonicum*, as it is potentially invasive.

Conditional Use Permit:

Clear Hold

6. **(HOLD – Revised)** CUP application (project description – "Attachment B") and Burden of Proof do not indicate all permit requests: site plan review, grading in excess of 100,000 c.y., construction of "x" amount of water tanks, as well as walls in excess of 6'. Please revise accordingly.
7. **(HOLD)** Updated Water Supply Assessment required from NCWD.

Environmental Determination:

Clear Hold

8. Administrative DEIR still under review; clearance required prior to public hearing.

Healthy Design Ordinance ("HDO"):

Clear Hold

9. Incorporate HDO-related subdivision and zoning information and improvements as indicated:
 - a. **(Updated)** Sections 21.32.160, 170,180, and 195; 22.52.1060.E apply (i.e., changes to requirements for street and on-site trees, planting strips, sidewalks, and landscaping combined with other subdivision requirements): Prior to final unit map approval, provide master conceptual landscaping plan along public ROWs, private drives, pedestrian ways, residential and commercial common areas, graded & ungraded open spaces, recreation areas, parking areas according to these updated Code provisions.

Applications/Administrative/Other:

Clear Hold (if map revision required)

10. Hillside Management burden of proof not required, as no HM CUP is required.
11. **(Conditional Hold)** If a revised tentative map/exhibit "A" is required, the following changes are requested:
 - a. (Tentative Map) Scaled cross sections are now required by Code. See comment 16 below.
 - b. (Tentative Map, Sheet 9) On the unit phasing map note, indicate if the numerical order designated in the phasing plan corresponds to sequential order of build-out.
 - c. (Exhibit "A") Add the following items to the Exhibit "A" or a Supplemental Exhibit Sheet:
 - New exhibit sheet for the conceptual community transit system
 - A note on the exhibit sheet describing the system (staff to provide language)

- Conceptual shuttle route marked on the plan sheet
 - Conceptual shuttle stop and node locations depicted on the plan sheet
 - Delineation and note of the shuttle stop easement on public or private property
 - A note or diagram describing the size and dimension of the shuttle stops, as well as amenities (bench, overhead cover, signage, etc.)
- d. (Exhibit "A") Revise all depicted common space/pocket park areas to exclude sloping terrain and areas deemed impractical from a design standpoint (see staff for details). Also, use a different shade/hash
- e. (Exhibit "A") Add a note that Phase 2 will require a new CUP and any additional environmental review which may be required at that time (also see Sheet 1 note below).
- f. (Exhibit "A", Sheet 1) Revise and/or combine Notes 19 and 20 to indicate all items requested with the CUP (i.e., grading, water tanks, SP site plan/SCR review, and walls exceeding 6' in height), as well as that Phase 2 will require a new CUP.
- g. (Exhibit "A", Sheet 3) Add a new common space/pocket park area to PA-12 (see staff for details).
- h. (Exhibit "A") Sections 21.16.015 A, B (exhibit map details); 21.24.065 (highways); and 21.40.040 No. 26 (requirements for cross sections shown to scale) apply.
-

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 3rd 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: J. Sackett
10/27/16 (updated 11/2/16)