



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

**PROJECT NUMBER** 97148  
**HEARING DATE** N/A

**REQUESTED ENTITLEMENTS**  
Amended Exhibit Map for Tract No. 46353-3

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Mint Canyon HOA / Roxan Hartstein

**MAP/EXHIBIT  
DATE:**

05/06/2014

**SCM REPORT  
DATE:**

06/03/2014

**SCM DATE:**

06/12/2014

**PROJECT OVERVIEW**

Amended Exhibit Map to permit a tennis court measuring 115 feet by 55 feet in an existing required open space area of a condominium parcel, immediately south of Quinn Drive.

**MAP STAGE**

Tentative:  Revised:  Amendment:  Amended :  Modification to :  Other:   
Final Exhibit Map Exhibit %A+ Recorded Map

**AMENDED MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  Additional Revisions (requires a fee):

**LOCATION**

Sierra Highway & Quinn Drive, Santa Clarita Valley

**ACCESS**

Sierra Highway

**ASSESSORS PARCEL NUMBER(S)**

Open Space Area (Numerous APNs beginning with 3231-011-060)

**SITE AREA**

65 acres (gross); 62 acres (net)

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Area Plan

**ZONED DISTRICT**

Sand Canyon

**SUP DISTRICT**

5

**LAND USE DESIGNATION**

H2 . Large Lot Residential

**ZONE**

RPD-10,000-1.95U (Residential Planned Development, 10,000-square-foot Minimum Required Lot Area, 1.95 Dwelling Units per Acre Maximum Density)

**PROPOSED UNITS  
(DU/AC)**

N/A

**MAX DENSITY/UNITS  
(DU/AC)**

N/A

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

To be determined

**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	Cleared	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	Cleared	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

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**SUBDIVISION COMMITTEE STATUS**Tentative Map Revision Required: Exhibit Map/Exhibit A+Revision Required: Revised Application Required: Reschedule for Subdivision Committee Meeting: Reschedule for Subdivision Committee Reports Only: Other Holds (see below): 

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**Tentative Map:

1. A portion of a 5q6+retaining wall topped by a 15-foot high wind fence encroaches into the required 5-foot side yard setback of the southern property line. The maximum height for retaining walls and/or fences within a setback is 6 feet. In addition, due to the proposal of another 5q6+retaining wall within the same setback, no other walls or fences would be allowed within said 5-foot setback (County Code §22.48.160.E). Please revise map to comply with these standards.
2. While a standard tennis court has dimensions of 78 feet by 36 feet, this project proposes a hardscape area of 115 feet by 55 feet. This is significantly larger than is required for one court, but not large enough for two. Therefore, it is recommended that the size of the proposed court area be reduced. This will significantly lessen the amount of proposed grading on the site and may also lower the height of the eastern retaining wall, which is currently proposed to be 15 feet high. It is likely that this action will address the issues identified in Comment No. 1, as well as reduce the potential aesthetic and environmental impact of the project.

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

- (1) A geotechnical report is pending review. Please see attached Geologic review sheet for comments and requirements. A review fee is also required.
- (2) A geotechnical report is pending review. Please see attached Soil review sheet for comments and requirements. A review fee is also required.
- (3) A revised amended exhibit map is required to show the following additional items:
  - Please see attached Grading review sheet (Comment 1) for comments and requirements.
- (4) Correct the earthwork quantities on the Land Division Application and the amended exhibit map. Please see attached Grading review sheet (Comment 2) for comments and requirements.

*HCW*  
Prepared by John Chin  
Tr46353-rev1(Amended Exhibit Map 05-06-14).doc  
<http://planning.lacounty.gov/case/view/97-148/>

Phone (626) 458-4918

Date 06-02-2014

County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-7951

DISTRIBUTION  
1 Geologist  
Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 46353  
SUBDIVIDER Mint Canyon HOA  
ENGINEER Land Design Consultants  
GEOLOGIST & SOILS ENGINEER Consolidated Geoscience

TENTATIVE MAP DATED 5/6/14 (Amend-Exhibit)  
LOCATION Canyon Country

REPORT DATE 2/17/04, 5/2/02, 3/13/02, 3/11/02, 12/12/01,  
7/15/98, 7/7/98, 5/29/98, 3/12/98, 1/27/98 (soils),  
1/27/98 (geol), 8/18/97

Additional Information reviewed:

Geology and Soils Engineering Reports addressing the proposed grading plans 3/10/04, 10/15/03, 11/4/02, 3/12/02, 12/12/01, 4/18/00, 1/25/00

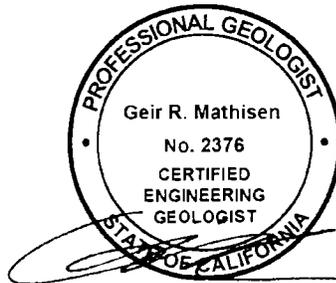
Additional Reports by Others: Allan Seward: 11/17/80, 9/10/81, 7/16/90, 12/5/90, 4/5/91, 8/28/91  
G.C. Masterman: 11/15/80, 9/8/81  
Jeffrey Gordon: 8/10/90, 12/6/90  
Buena Engineers/Earth Systems: 4/19/91, 4/22/91, 9/3/91  
Leighton and Associates: 3/9/07, 12/15/06, 6/2/05, 8/24/05, 6/24/05, 4/7/05, 2/11/05,  
6/22/05, 4/21/05, 5/4/05, 1/13/05, 10/12/04, 9/15/04,  
7/6/04, 7/27/04, 6/4/04  
C.Y. Geotech: 2/16/10

The Regional Planning Commission, developer, and engineer are advised that:

**PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:**

- 1. A geotechnical report by C. Y. Geotechnical dated 5/20/14 is pending review for the proposed subdivision.
- 2. The Soils Engineering review dated 5/28/14 is attached.

NOTE Provide a copy of this review with your resubmittal



Reviewed by Geir Mathisen Date 5/28/14

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office ---  
PCA L46353A/A868  
Sheet 1 of 1

Tentative Tract Map 46353  
Location Canyon Country  
Developer/Owner Mint Canyon HOA  
Engineer/Architect Land Design Consultants  
Soils Engineer Consolidated Geoscience (of record)  
Geologist Consolidated Geoscience

DISTRIBUTION:

Drainage  
 Grading  
 Geo/Soils Central File  
 District Engineer  
 Geologist  
 Soils Engineer  
 Engineer/Architect

Review of:

Amended Exhibit Dated by Regional Planning 5/6/14

Soils Engineering and Geology Report and Addenda Dated 3/10/04, 10/5/03, 11/4/02, 3/12/02, 12/12/01, 4/18/00, 1/25/00

Additional Reports by Others: Allan Seward: 8/28/91, 4/5/91, 12/5/90, 7/16/90, 9/10/81, 11/17/80

G. C. Masterman: 11/15/80, 9/8/81

Jeffrey Gordon: 12/6/90, 8/10/90

Buena Engineers/Earth Systems: 9/3/91, 4/22/91, 4/19/91

Leighton and Associates: 3/9/07, 12/15/06, 8/24/05, 6/24/05, 6/22/05, 6/2/05, 5/4/05, 4/21/05, 4/7/05, 2/11/05, 1/13/05, 10/12/04, 9/15/04, 7/27/04, 7/6/04, 6/4/04

C. Y. Geotech: 2/16/10

Previous Review Sheet Dated 6/25/13

ACTION:

Tentative Map feasibility is not recommended for approval.

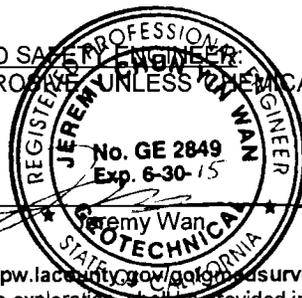
REMARKS:

**As previously requested:**

1. Submit an update soils report/letter, which addresses and evaluates current site conditions and the most recent plans, for all reports older than one year to verify the validity and applicability of the original soils report.
2. The Soils Engineer of record must acknowledge all pertinent previous soil reports and make a statement that he agrees with their findings, conclusions, and recommendations or provide appropriate modifications.
3. Provide translational (static and seismic) and surficial slope stability analyses for the ascending slope adjacent to the proposed tennis court. Also, provide a geotechnical cross-section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
4. Show the following on the geotechnical map:
  - a. Existing and proposed grades.
  - b. Approximate limits and depth of removal and recompaction of unsuitable soils.
  - c. All recommended mitigation measures, as necessary.
5. Requirements of the Geology Section are attached.
6. Include a copy of this review sheet with your response.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:  
ON-SITE SOILS SHALL BE CONSIDERED CORROSIVE UNLESS CHEMICAL TEST RESULTS ARE SUBMITTED INDICATING OTHERWISE.

Prepared by \_\_\_\_\_ Date 5/28/14



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

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.

P:\gme\pub\Development Review\Soils Review\Jeremy\TR 46353, Canyon Country, TTM-NA\_20.doc

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 corrected amended exhibit map is required to show the following additional items:
  - a. As previously requested, provide retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
  - b. As previously requested, earthwork volume, including cut, fill, over-excavation, import, and export, as applicable.
  - c. As previously requested, benchmark information.
2. The grading quantities on the subdivision application and the amended exhibit map do not create a balanced site as indicated on the application. Correct the earthwork quantities to either create a balanced site (cut equals the fill) or indicate the quantity of import / export required.

*DGR*

Name Diego G. Rivera Date 05-21-2014 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\46353-rev1 amend.doc

- 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  
Tr46353-rev1(Amended Exhibit Map 05-06-14).doc  
<http://planning.lacounty.gov/case/view/97-148/>

Phone (626) 458-4918

Date 05-28-2014

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS

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LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 46353 (Amend.)

AMENDED EXHIBIT MAP DATED 05-06-2014

We have no objections to the amendment request to add a tennis court to TR 46353 for recreation. The Amended Exhibit Map is required to comply with all previously approved Subdivision conditions to the satisfaction of Public Works.

  
Prepared by John Chin

Phone (626) 458-4918

Date 05-28-2014

Tr46353-rev1(Amended Exhibit Map 05-06-14).doc  
<http://planning.lacounty.gov/case/view/97-148/>



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

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

TRACT NO.: 46353

AMENDED EXHIBIT MAP DATE: 05/06/2014

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

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Hydrology Study which was conceptually approved on 8/25/2003 to the satisfaction of Public Works.

**Prior to Building Permit:**

1. 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](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf)
2. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and SUSMP requirements.
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](http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml).

Name *Ernesto Rivera* Date 6/02/2014 Phone (626) 458-4921  
Ernesto J Rivera

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

1. 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 (if 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.

Name  Date 5/21/14 Phone (626) 458-4921

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
TRACT NO. 46353

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EXHIBIT MAP DATED 05-06-2014  
CUP MODIFICATION REQUEST DATED 05-06-2014

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

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

*DR*

Prepared by Diego Rivera  
tr46353r-rev1-amend.doc

Phone (626) 458-4921

Date 05-21-2014

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
TRACT NO. 46353 (Amend.)

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AMENDED EXHIBIT MAP DATED 05-06-2014

The subdivision shall conform to the previously approved conditions. We have no comments at this time.

Prepared by  Tony Khalkhali  
tr46353-03sa-rev1.doc

Phone (626) 458-4921

Date 05-29-2014

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
TRACT NO. 46353 (Amend.)

Page 1/1

AMENDED EXHIBIT MAP DATED 05-06-2014

The subdivision shall conform to the previously approved conditions. We have no comments at this time.



Prepared by Tony Khalkhali

tr46353-03wa-rev1.doc

Phone (626) 458-4921

Date 05-29-2014



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision No: TR 46353 Map Date: May 6, 2014 - Amended Exhibit Map

C.U.P. \_\_\_\_\_ Vicinity: \_\_\_\_\_

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 88162404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- 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.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The proposed amended to the approved Exhibit Map has no impact to the Fire Department. All previously approved Fire Department conditions of approval and requirements have not changed are still applicable to this project.**

By Inspector: Juan C. Padilla Date June 2, 2014

Land Development Unit ó Fire Prevention Division ó (323) 890-4243, Fax (323) 890-9783



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**WATER SYSTEM REQUIREMENTS - UNINCORPORATED**

Subdivision No: TR 46353 Map Date: May 6, 2014 - Amended Exhibit Map

Revised Report \_\_\_\_\_

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is \_\_\_\_ gallons per minute at 20 psi for a duration of \_\_ hours, over and above maximum daily domestic demand. \_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is \_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:  
Install \_\_\_\_ public fire hydrant(s). Verify / Upgrade existing \_\_\_\_ public fire hydrant(s).  
Install \_\_\_\_ private on-site fire hydrant(s).
- All hydrants shall measure 6øx 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.  
 Location: As per map on file with the office.  
 Other location: \_\_\_\_
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The proposed amended to the approved Exhibit Map has no impact to the Fire Department. All previously approved Fire Department conditions of approval and requirements have not changed are still applicable to this project.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla

Date June 2, 2014

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Land Development Unit ó Fire Prevention Division ó (323) 890-4243, Fax (323) 890-9783



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>46353</b>	DRP Map Date:	<b>05/06/2014</b>	SCM Date:	<b>06/12/2014</b>	Report Date:	<b>06/03/2014</b>
Park Planning Area #	<b>35C</b>		<b>SAUGUS</b>			Map Type:	<b>AMENDMENT</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>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

Conditions of the map approval:

The park obligation for this development will be met by:

Trails:

No trails.

Comments:

A clearance report (attached) was issued for TR 46353-3 on 7/01/2004 in the amount of \$135,450.

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: James Barber  
James Barber, Land Acquisition & Development Section



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>46353</b>	DRP Map Date:	<b>05/06/2014</b>	SMC Date:	<b>06/12/2014</b>	Report Date:	<b>06/03/2014</b>
Park Planning Area #	<b>35C</b>		<b>SAUGUS</b>			Map Type:	<b>AMENDMENT</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  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.28	0.0030	0	0.00
M.F. < 5 Units	2.25	0.0030	0	0.00
M.F. >= 5 Units	1.43	0.0030	0	0.00
Mobile Units	1.61	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.00</b>

Park Planning Area = **35C SAUGUS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$203,003	\$0

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
0.00	0.00	0.00	0.00	\$203,003	\$0



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION



Timothy Gallagher, Director

July 01, 2004

Land Development Division  
Department of Public Works  
County of Los Angeles  
900 South Fremont Avenue  
Alhambra, California 91803

**CLEARANCE TO RECORD**

Map # 46353

DPW Map Date 03/18/2004

The Subdivision Ordinance, Title 21, Section 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140 of the Los Angeles County Code, requires the dedication of park land or the payment of a fee-in-lieu thereof, or a combination of both as a condition for final approval of maps of residential subdivision. The park land obligation for this Tract has been fulfilled for the following

\$135,450 Fee paid for 110 units on July 01, 2004.

Sincerely,

  
Patrocenia T. Sobrepeña  
Acting Departmental Facilities Planner I  
(213) 351-5120

SDA	RPA	Account No.
5th	35C	68975

Executive Offices  433 South Vermont Avenue  Los Angeles, CA 90020-1975  (213) 738-2961

QMB04F.FRX



**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**CYNTHIA A. HARDING, M.P.H.**  
Chief Deputy Director

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

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

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Baldwin Park, California 91706  
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June 4, 2014

Amended Exhibit Map No. 46353

Vicinity: Mint Canyon

Amended Exhibit Map Date: May 6, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed the **Amended Exhibit Tract Map 46353** for the addition of a tennis court. This Department approves the amended map.

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