



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:**

11/04/2014

**SCM REPORT
DATE:**

12/04/2014

SCM DATE:

12/11/2014

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:
Final Exhibit Map

Amended :
Exhibit %~~A~~+

Modification to :
Recorded Map

Other:

AMENDED MAP STATUS

Initial:

1st Revision:

2nd 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)

A Mitigated Negative Declaration was previously adopted for Vesting Tentative Tract Map No. 46353 by a Hearing Officer on July 20, 1999. The current proposal is within the scope of this determination.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

Administrative

1. Revise Land Division application to indicate correct amount of grading, including accurate amounts of cut, fill, import, export, and whether or not the grading is balanced on site.

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:

- Correct the earth work quantities on the Land Division Application to indicate the quantity of import required. See attached Grading comments for additional requirements.

HW
Prepared by John Chin

Phone (626) 458-4918

Date 12-01-2014

tr46353-03-amended exhibit map-rev2 (map dated 11-04-2014).doc
<http://planning.lacounty.gov/case/view/97-148/>

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

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EXHIBIT MAP DATED 11-04-2014
CUP MODIFICATION REQUEST DATED 11-04-2014

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. 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 on the application to indicate the quantity of import required.

DGR

Name Diego G. Rivera Date 11-24-2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\46353-rev2 amend.doc

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

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AMENDED EXHIBIT MAP DATED 11-04-2014

- 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:

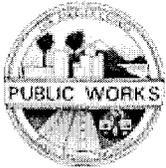


Prepared by John Chin

Phone (626) 458-4918

Date 12-01-2014

tr46353-03-amended exhibit map-rev2 (map dated 11-04-2014).doc
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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: 11/04/2014

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
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.

Name *Ernesto J Rivera* Date 12/01/2014 Phone (626) 458-4921
Ernesto J Rivera

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 Map 46353-03 Tentative Map Dated 11/4/14 (Revision) Parent Tract 46353
Grading By Subdivider? [Y] 1,425 yd³ Location Canyon Country APN _____
Geologist Consolidated Geoscience Subdivider Mint Canyon HOA
Soils Engineer Consolidated Geoscience Engineer/Arch. Land Design Consultants

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: 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

References: 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 Vista/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

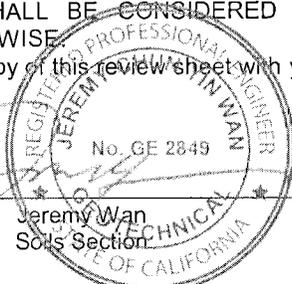
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

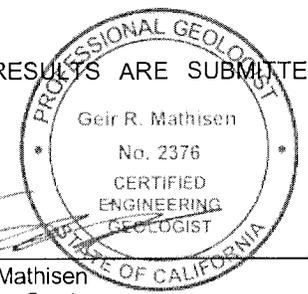
- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ON-SITE SOILS SHALL BE CONSIDERED CORROSIVE, UNLESS CHEMICAL TEST RESULTS ARE SUBMITTED INDICATING OTHERWISE.
NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Jeremy Wan
Soils Section



Geir Mathisen
Geology Section

Date 11/26/14

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

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EXHIBIT MAP DATED 11-04-2014
CUP MODIFICATION REQUEST DATED 11-04-2014

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

- Comply with the approved road conditions for Tract No. 46353 to the satisfaction of Public Works.

DGR

Prepared by Diego Rivera
tr46353r-rev2-amend.doc

Phone (626) 458-4921 Date 11-24-2014

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

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AMENDED EXHIBIT MAP DATED 11-04-2014

The subdivision shall comply with the previously approved conditions to the satisfaction of Public Works.


Prepared by Tony Khalkhali
tr46353-03sa-rev2.doc

Phone (626) 458-4921

Date 11-26-2014

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

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AMENDED EXHIBIT MAP DATED 11-04-2014

The subdivision shall comply with the previously approved conditions to the satisfaction of Public Works.


Prepared by Tony Khalkhali
tr46353-03wa-rev2.doc

Phone (626) 458-4921

Date 11-26-2014



**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 46353

MAP DATE: November 04, 2014 . Amended Exhibit Map

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THE PROPOSED
CHANGES TO THE EXHIBIT MAP AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

CONDITIONS OF APPROVAL

1. All previously approved Fire Department conditions of approval and requirements have not changed, they are still applicable to the overall project.

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



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



PARK OBLIGATION REPORT

Tentative Map #	46353	DRP Map Date:	05/06/2014	SCM Date:	06/12/2014	Report Date:	06/03/2014
Park Planning Area #	35C		SAUGUS			Map Type:	AMENDMENT

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:	0.00
IN-LIEU FEES:	\$0

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: Kathline J. King
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	46353	DRP Map Date:	05/06/2014	SMC Date:	06/12/2014	Report Date:	06/03/2014
Park Planning Area #	35C		SAUGUS			Map Type:	AMENDMENT

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	
Total Acre Obligation =				0.00

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					
Total Provided Acre Credit:				0.00	

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

SD	PPA	Account No.
5th	35C	68975

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

QMB04F.FRX



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

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

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

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

November 21, 2014

Amended Exhibit Map No. 46353

Vicinity: Canyon Country

Amended Exhibit Map Date: November 4, 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.

Prepared by:

MICHELLE TSIEBOS, REHS, DPA M-T
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
mtsiebos@ph.lacounty.gov
TEL (626) 430-5382 • FAX (626) 813-3016