

Hearing Officer Meeting: 6-5-07
Agenda Item No.: 10

AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 52455-(5)

- Project:** Vesting Tentative Tract Map No. 52455 was approved by the Board of Supervisors with General Plan (Sub-Plan) Amendment No. 98-008-(5), Zone Change Case No. 98-008-(5), Conditional Use Permit No. 98-008-(5), Oak Tree Permit No. 98-008-(5), and Parking Permit No. 98-008-(5) on July 26, 2005. The tentative map approval authorized the creation of 1,262 residential lots, 11 commercial lots, 3 lots for recreation areas, 32 lots for paseos, trails and bridge crossings, 110 open space lots and 103 lots containing water tanks, storm water drainage facilities and private streets on approximately 966.6 gross acres.
- Location:** Bounded generally by the approved Tesoro del Valle project to the north, Valencia High School and Valencia Industrial Center to the south, the Lockheed Industrial Park to the west, and San Francisquito Creek to the east.
- Zone:** RPD-5,000-2.0 (Residential Planned Development – 5,000-square-foot minimum lot size – 2.0 dwelling units per acre);
RPD-5,000-10.0 (Residential Planned Development – 5,000-square-foot minimum lot size – 10.0 dwelling units per acre);
RPD-5,000-12.0 (Residential Planned Development – 5,000-square-foot minimum lot size – 12.0 dwelling units per acre);
RPD-5,000-19.0 (Residential Planned Development – 5,000-square-foot minimum lot size – 19.0 dwelling units per acre);
RPD-5,000-25.0 (Residential Planned Development – 5,000-square-foot minimum lot size – 25.0 dwelling units per acre);
RPD-5,000-27.0 (Residential Planned Development – 5,000-square-foot minimum lot size – 27.0 dwelling units per acre);
C-2-DP (Neighborhood Business Development Program);
OS (Open Space).
- Zoned District:** Newhall

Approval Date: Approved by the Regional Planning Commission on May 24, 2000
Approved by the Board of Supervisors on December 19, 2000
Previous approval reinstated and reaffirmed by the Board of
Supervisors on July 26, 2005

Map Date: April 6, 1999

PROJECT HISTORY:

Tentative Map: Vesting Tentative Tract Map No. 52455 was initially approved by the Board of Supervisors on December 19, 2000 to authorize the creation of 1,262 residential lots, 11 commercial lots, 3 lots for recreation areas, 32 lots for paseos, trails and bridge crossings, 110 open space lots and 103 lots containing water tanks, storm water drainage facilities and private streets on approximately 966.6 gross acres. CEQA litigation was subsequently filed, resulting in a decision from the Appellate Court that required the County and the applicant to revise the project EIR's Water Section. These revisions were made pursuant to the Court's direction and the project EIR was recertified. On July 26, 2005, the Board of Supervisors reinstated and reaffirmed the vesting tentative map. The following associated entitlements were also approved and adopted:

General Plan and Sub-Plan Amendment Case Nos. 98-008-(5), an amendment to the Los Angeles Countywide General Plan and the Santa Clarita Valley Areawide plan and various policy maps to facilitate construction of the mixed residential and commercial development project;

Zone Change Case No. 98-008-(5), from Zone A-2-5 (Heavy Agricultural – 5-acre minimum lot size) to RPD (Residential Planned Development), C-2-DP (Neighborhood Business Development Program) and OS (Open Space);

Conditional Use Permit No. 98-008-(5), to authorize the development within a Significant Ecological Area, to ensure compliance with the provisions of the RPD and C-2-DP zones, and to allow development within a Hillside Management Area;

Oak Tree Permit No. 98-008-(5), to permit the removal of 13 oak trees;

Parking Permit No. 98-008-(5), to permit off-site parking facilities for proposed commercial uses.

Information Only Maps: Three (3) Information Only Maps were approved on July 15, 2002, December 30, 2002, and January 25, 2005 for minor refinements to the design of the subdivision in Area "A," "B" and "C." The Information Only Maps depict minor refinements including but not limited to street realignments, lot reconfigurations and renumbering, river trail and paseo realignments, change of grade elevations, relocation of

debris basins and addition of retaining walls.

CURRENT REQUEST:

The applicant requests approval of this first amendment to Vesting Tentative Tract Map No. 52455. The amended vesting tentative map dated February 28, 2007 depicts 1,049 residential lots, 11 commercial lots, 4 lots for recreation areas, 24 lots for paseos and trails, 84 open space lots, 1 school site, 2 bridge lots and 77 lots containing water tanks, storm water drainage facilities and private streets on approximately 966.6 gross acres. The amended map is proposing the following changes:

- Incorporate changes previously approved in Area "A," "B" and "C" on the Information Only Maps into one consolidated amended map;
- In Area "A," increase site elevation by approximately 6.6 feet on average (ranging from 0 feet to 20 feet) to achieve an earthwork balance onsite within the project due to surplus dirt created by grading for the elementary school in Area "B". This generally adjusts the grades of Area "A" upward and would modify the edge conditions to connect the new grading design to the natural topography;
- Show grading and add retaining walls on Forge Court for pad construction on Lots 321-329 in Area "A" and allow for a street grade on Forge Court of up to 12%;
- Adjust lot lines and lot configurations in Area "A," resulting in a total of 329 residential lots in Area "A" (the approved tentative map contained 373 residential lots in Area "A");
- In Area "A", re-add the Zone I water tank, which was originally shown on the approved vesting tentative map but was removed from the December 30, 2002 Information Only Map approval;
- Add an access road from the Bellows Court cul-de-sac to the Zone IV water tank site in Area "A";
- Revise boundary between Area "A" and "B" to follow the ridge through the open space;
- Add a limit of work buffer in Area "A" to accommodate final design;
- Add various retaining walls necessary to accommodate the revised design;
- Other minor changes associated with the above.

The amendment request letters dated April 20, 2007 and October 4, 2005 are attached.

RECOMMENDATION:

Approve the amendment to this previously approved project. This action is Categorically Exempt pursuant to Class 5 of the California Environmental Quality Guidelines.

- Add the following Department of Regional Planning conditions for Vesting Tentative Tract Map No. 52455:
 1. Permission is granted to develop the subdivision in accordance with the tentative and exhibit maps dated February 28, 2007.
 2. Permission is granted to make the following changes to the tentative and exhibit maps: Incorporate changes previously approved in Area "A," "B" and "C" on the Information Only Maps into one consolidated amended map; increase site elevation by approximately 6.6 feet on average (ranging from 0 feet to 20 feet) in Area "A" to achieve an earthwork balance onsite within the project due to surplus dirt created by grading for the elementary school in Area "B"; adjust the grades of Area "A" upward and modify the edge conditions to connect the new grading design to the natural topography; show grading and add retaining walls on Forge Court for pad construction on Lots 321-329 in Area "A" and allow for a street grade on Forge Court of up to 12%; adjust lot lines and lot configurations in Area "A," resulting in a total of 329 residential lots in Area "A"; re-add the Zone I water tank in Area "A", which was originally shown on the approved vesting tentative map but was removed from the December 30, 2002 Information Only Map approval; add an access road from the Bellows Court cul-de-sac to the Zone IV water tank site in Area "A"; revise boundary between Area "A" and "B" to follow the ridge through the open space; add a limit of work buffer in Area "A" to accommodate final design; add various retaining walls necessary to accommodate the revised design; other minor changes associated with the above.
 3. Prior to final map approval, the following lots shall comply with the street frontage requirements as follows. Where it is not possible to adjust the width of adjacent and/or nearby lots to comply with these requirements, eliminate lots as necessary on the final map.
 - a. Provide at least 40 feet of street frontage for lots 23, 136, and 279.
 - b. Provide at least 50 feet of street frontage for lot 282.
 4. Prior to final map approval, provide a minimum lot size of 20,000 square feet of net area for lots 321 and 322. Where it is not possible to adjust lot lines of adjacent and/or nearby lots to comply with this requirement, eliminate lots as necessary on the final map.
- Approve the following revised reports:

Department of Public Works - Land Development Division - Subdivision (4-11-07)
Geotechnical and Materials Engineering Division -
Geology (4-9-07)
Geotechnical and Materials Engineering Division - Soils
(4-10-07)
Land Development Division - Drainage and Grading Unit
(4-5-07)
Land Development Division - Road (4-11-07)
Land Development Division - Sewer (4-11-07)
Land Development Division - Water (4-10-07)

Fire Department (4-25-07)

Department of Parks and Recreation- Park Obligation Report (4-19-07)
Trails Report (4-16-07)

Department of Public Health (4-11-07)

Since minor changes are proposed for the original approved exhibit map, the amended exhibit map submitted with the tentative map is considered a Revised Exhibit "A" to the approved Conditional Use Permit.

All other conditions applicable to the area covered by this amendment map shall remain as previously approved.

NEWHALL LAND

A LENNAR/LNR COMPANY

RECEIVED
APR 25 2007

April 20, 2007

Mr. Sorin Alexanian
Los Angeles County Department of Regional Planning
Hall of Records (13th Floor)
320 West Temple Street
Los Angeles, CA 90012

Re: West Creek – VTTM 52455 – Amended Map

Sorin:

The West Creek VTTM 52455 was originally approved in May of 2000. Since then, a series of Info Maps have been processed to modify this tract. An Amended Map was filed in October 2005. The Amended Map was intended as a vehicle for the Department of Regional Planning (“DRP”) to approve the changes proposed to West Creek Area “A” and incorporate all of the prior Info Map approvals into one consolidated map.

The most recent approval of Area “A” is the Info Map dated December 2002. This approved map is quite similar to the proposed Amended Map. The grading boundary and street and lot layout are practically identical. The Info Map does however show 324 residential lots in Area “A” whereas the Amended Map has been revised to show 329. The map is still under the original approval of 373 residential lots as shown on the VTTM in this Area. Additionally, this approved Info Map includes the current location of the Zone IV tanks.

The following is a summary of the new amendments to Area “A”:

- 1) **Grading Changes.** The site has been raised approximately 6.6 feet on average to achieve an earthwork balance within the site. When the residential lots in Area “B” were removed in favor of one large lot for the elementary school, the previous balance between Areas “A” and “B” was eliminated and a surplus of over 1 million cubic yards was created. To balance the project and distribute the surplus, the grades of Area “A” were adjusted upward and edge conditions were modified to connect the new grading design to the natural topography. The original grading for Area “A” on the VTTM called for approximately 3.9 million cubic yards of cut and 2.8 million cubic yards of fill, with the balance going to Area “B”. The current grading proposed on the Amended Map is balanced at 3,450,000 cubic yards cut and fill. A revised hydrology report reflecting this change has already been approved by the Department of Public Works. The revised grading footprint (omitting Forge Court) is approximately 398,000 sq. ft.,

or 7.3%, larger than the original approved VTTM footprint. The revised grading footprint is consistent with the approved Info Maps.

- 2) **Water Tanks.** 3 tank pads were approved on the VTTM for this tract and 3 tank pads are shown on the Amended Map.

-The Zone IV tanks, which have been the subject of discussion between Newhall Land, DRP and County Counsel, were shown on the previously approved Info Maps dated 7/02 and 12/02. The Amended Map is merely showing the grading for the access road to this tank and for the tank pad. Exhibits have been provided to DRP showing that the tanks are not visible from Copper Hill Drive and within the tract.

-The Zone I water tank originally shown on the VTTM has been included on the Amended Map. It was not shown on the previous Info Map.

All work for the water tanks will be done by the Valencia Water Company and the appropriate access and easements for construction and maintenance will be granted accordingly.

- 3) **Forge Court.** The approved VTTM showed 9 estate lots on Forge Court but did not include the grading boundary for the pads. The Amended Map is now showing the grading and retaining walls on Forge Court for pad construction. Additionally, Forge Court is at a 12% street grade. This grade is necessary to provide access to the 9 lots. DPW has expressed their approval of this street grade by clearing the Amended Map.

A detailed summary of the additional minor changes can be found in the attached letters that accompanied submittals of the Amendment Map on 10/04/05, 4/18/06 and 2/27/07.

It is requested that DRP approve this Amended Map in its current state. If you have any questions, please do not hesitate to call. Thank you in advance for your consideration of this request.

Sincerely,



Mark Subbotin

Vice President, Community Development

Enclosures

cc: Fred MacMurdo, Glenn Adamick, Kelley Coleman – Newhall Land
Susan Tae, Tina Fung – Los Angeles County Department of Regional Planning

October 4, 2005

J.N. 13855.10:009 - 210

County of Los Angeles
Department of Regional Planning
320 West Temple St.
Los Angeles, CA 90012

Attention: Ms. Ellen Fitzgerald
Land Development Division

Subject: Amended Map Vesting Tentative Tracts 52455

Dear Ms. Fitzgerald,

We are submitting Amended Vesting Tentative Tract Map 52455 on behalf of the property owner for approval. Thirty five (35) copies of sheet 1 through 6 showing the proposed amendments are attached for your use. We ask for confirmation that you have complete information that is needed for the County to proceed with the process required to approve this amended map. If additional information is required please advise the undersigned and we will get that information to you as quickly as possible.

Areas "B," "C" and "D" of Amended Vesting Tentative Tract Map 52455 have been revised to reflect various prior Los Angeles County approvals and clarifications that have occurred to date. Existing Rio Norte Junior High School is shown.

New amendments to Area "A" have been shown on the attached map sheet and listed on Exhibit "A" attached. It is requested that Los Angeles County approve this Amended Vesting Tentative Tract Map 52455 including the amendments to Area "A" as stated in the attached exhibit.

It is further requested that Condition of Approval number 72 be revised to reflect that bridge lots, lot 395 of VTTM No. 52455-01 (Area C) and lot 450 of VTTM No. 52455-02 (Area B) be dedicated to the HOA, or a similar private entity. Water Quality Basin lots will be dedicated to a public agency.

I can be reached at 949-923-6287 or jmandrell@stantec.com. Thank you in advance for your consideration of this request.

Sincerely,

Stantec

John K. Mandrell, P.E.
Principal
jkm

Enc.: Amended Vesting Tentative Tract Map 52455, Sheets 1 through 6
Exhibit "A"

Cc: Fred MacMurdo, Newhall Land and Farming
Chris Baum, Fred Cunningham, Terri Marcus, Alan Eide, Stantec

Orange County Division
19 Technology Drive
Irvine, CA 92618-2334

T: 949.923.6000
F: 949.923.6121
www.keithco.com



EXHIBIT "A"

The amendments that have been made to Vesting Tentative Tract Map 52455 (Area "A") are as follows:

1. The site has been raised approximately 6.6 feet to minimize earthwork and try to achieve an earthwork balance. Grading changes and elevations have been revised to achieve this change and reflect geotechnical constraints. Edge conditions have been revised to join the new grading design to the natural topography.
2. Valencia Water district is planning and designing a road from the Iron Hinge cul-de-sac to the Zone IV water tank site. This work is shown for information purposes since the work is being done directly by the Valencia Water District separate from the residential development. Newhall Land will grant access/easement for construction.
3. Grading and retaining walls have been added on Forge Court for pad construction on lots 321-329.
4. The Zone I water tank originally shown on approved VTTM and removed by a previous request has been added. The grading and access road from Anvil Court to the tank site has been added to plan.
5. The proposed boundary between Tracts 52455-2 (Area "B") and 52455-3 (Area "A") from West Hills Drive northerly to the north boundary of the site has been revised to follow the ridge through the open space.
6. A limit of work buffer has been added as a final design and construction contingency.

We have no objections to the amendment requests. The following reports/conditions are recommended for inclusion in the conditions of tentative approval:

1. 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.
2. Comply with the attached two-page Drainage/Grading conditions.
3. Comply with the attached two-page Geology/Soils conditions.
4. Comply with the attached 16-page Road conditions.
5. Comply with the attached one-page Sewer conditions.
6. Comply with the attached one-page Water conditions.
7. Comply with all other previously approved conditions for Tract No. 52455 to the satisfaction of Public Works.

HW



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 52455

AMENDED TENTATIVE MAP DATED 02/28/07

DRAINAGE CONDITIONS

1. Portions of the existing property lying in and adjacent to the natural drainage courses are subject to flood hazard.
2. Portions of the existing property lying in and adjacent to San Francisquito Canyon are subject to flood hazard because of overflow, inundation, and debris flows.
3. Comply with the following requirements to the satisfaction of Department of Public Works prior to the filing of the final map:
 - o Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map.
 - o Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.
 - o A hydrology study for design of drainage facilities/SUSMP/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans.
4. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. A 1601 stream bed alteration may be required.
5. A Notice of Intent (NOI) and a Stormwater Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
6. A 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. Conditions of this permit must be compatible with Department of Public Works maintenance criteria. Contact the Corps of Engineers for additional information.
7. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.
8. Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required prior to Hydrology Study approval.
9. Comply with the requirements of the revised drainage concept/Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 02/24/99 to the satisfaction of Public Works.
10. Prior to final map approval, provide mitigation and/or offsite covenants, to the satisfaction of the Department of Public Works, for any negative impacts from flooding and erosion to offsite property due to the proposed improvements within San Francisquito Canyon. Provide before and after development hydraulic analysis assuming vegetated and vegetated conditions consistent with permit(s) conditions and Department of Public Works maintenance criteria.

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GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

^{AJ} Name Ernesto Rivera Date 04/05/07 Phone (626) 458-4921
ERNESTO J RIVERA

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) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 52455
SUBDIVIDER The Valencia Company
ENGINEER Psomas
GEOLOGIST & SOILS
ENGINEER A.E. Seward Engineering Geology, Inc.

TENTATIVE MAP DATED 2/28/07 (Revised)
LOCATION Valencia
REPORT DATE 12/29/98, 6/30/98

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- The Soils Engineering review dated 4/10/07 is attached.

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- Groundwater is less than 10 feet from the ground surface on lots _____
- The Soils Engineering review dated _____ is attached.

Prepared by  Reviewed by _____ Date 4/9/07
Geir R. Mathisen

**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 5
PCA LX001129
Sheet 1 of 1 1

Tentative Tract Map 52455

DISTRIBUTION:

Location	<u>Valencia</u>
Developer/Owner	<u>The Valencia Company</u>
Engineer/Architect	<u>Psomas</u>
Soils Engineer	<u>AE Seward</u>
Geologist	<u>Same as above</u>

<input type="checkbox"/>	Grading/ Drainage
<input type="checkbox"/>	Geo/Soils Central File
<input type="checkbox"/>	District Engineer
<input type="checkbox"/>	Geologist
<input type="checkbox"/>	Soils Engineer
<input type="checkbox"/>	Engineer/Architect

Review of:

Revised Tentative Tract Map and Exhibit Dated By Regional Planning 2/28/07
Soils Engineering and Geologic Reports Dated 12/29/98, 6/30/98
Previous review sheet dated 11/29/06

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.



 Prepared by _____

Gan Lem

Date 4/10/07

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.
Gan:tract-52455x

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

1. The centerlines of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from a 60-foot to a 58-foot right-of-way.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10%. On all local streets with 60 feet of right of way provide curves with a minimum centerline curve radius of 250 feet. On all local streets with 58 feet of right of way provide curves with a minimum centerline curve radius of 100 feet.
3. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances. Maintain a minimum centerline radius of 550 feet(64 feet R/W)/400 feet(60 feet R/W)/200 feet(58 feet R/W) along curved intersections where the minor leg is on the concave side.
4. A minimum centerline curve length of 100-feet shall be maintained on all local streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment should be adjusted so that the proposed BC and EC of the curve through the intersection is set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1500-feet and any curve need not exceed a radius of 3,000-feet.
5. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highway). If compound curves are used, the radius of the smaller curve (when less than 1,000 feet) shall not be less than two-thirds of the larger curve.
6. The central angles of the right-of-way radius returns shall not differ by more than 10 degrees on local streets.
7. Provide property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with General Plan Highways and where all General Plan Highways intersect or where one of the roads serves a commercial or industrial development plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
8. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.

9. Provide maximum 6 percent grade through the knuckles.
10. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.
11. 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.
12. Repair any broken or damaged curb, gutter, sidewalk, and pavement on streets within or abutting the subdivision.
13. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
14. Provide and install street name signs prior to occupancy of building(s). Provide separate street names for streets sharing the same knuckle to the satisfaction of Public Works, to include but not limited to Carbon Lane, Via Platina and Calle Plata.
15. Construct additional pavement on partially improved highways to provide a striped (left-turn/right-turn) lane at entrance street intersection(s).
16. Construct drainage improvements and offer easements needed for street drainage or slopes.
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.
18. Offsite improvements are tentatively required. It shall be the sole responsibility of the developer to acquire the necessary right-of-way and/or easements.
19. 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 parkway.
20. Install postal delivery receptacles in groups to serve two or more residential lots.
21. Dedicate the right to restrict vehicular access on Alta Vista, on Copper Hill Drive from Lot 430, and all open space lots and commercial lots, and on Decoro Drive from all open space lots.

22. Dedicate vehicular access rights on Copper Hill Dive from all residential lots except Lot 1384, and San Francisquito Canyon Road (the northerly extension of McBean Parkway), unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
23. Dedicate right of way 60 feet from centerline on Copper Hill Dive south of Decoro Drive per P-maps 234 and 246.
24. Dedicate right of way 50 feet from centerline on Copper Hill Dive north of Decoro Drive per P-map 246.
25. Dedicate right of way 50 feet from centerline on McBean Parkway per P-map 238 if the property fronts this highway.
26. Dedicate right of way 40 feet from centerline on Decoro Drive per P-map 234.
27. Dedicate right of way 40 feet from centerline on San Francisquito Canyon Road (the northerly extension of McBean Parkway) per P-map 253 plus additional right of way for transition from 100 feet to 80 feet right of way in the vicinity north of the Copper Hill Drive/McBean Parkway intersection to the satisfaction of Public Works.
28. Dedicate right of way 90 to 84 feet on Alta Vista to the satisfaction of Public Works. The alignment must be compatible with Tract 51828 to the west.
29. Dedicate right of way 32 feet from centerline on Camino Del Arte Drive, Village Circle, Vista Del Rio, West Creek Drive, Rio Norte Drive, and Parkside Drive.
30. Make an offer of private and future right of way 32 feet from centerline on Blacksmith Drive, Farrier Drive, Iron Village Drive north of Farrier Drive, Coal Mountain Court including a standard cul-de-sac bulb, and West Hills Drive.
31. Make an offer of private and future right of way 30 feet from centerline on Carbon Lane including a standard knuckle, Firebrick Way, Iron Village between Stonegate Court and Farrier Drive, Steel Lane south of Farrier Drive, Silversmith Drive, Calle Plata, the unnamed street west of Calle Plata including a standard knuckle, Rosette Lane including a standard cul-de-sac bulb, Montview Court southeast of Via Belterra, Sterling Lane, Via Patina, and the unnamed street northwest of Via Patina.

32. Make an offer of private and future right of way 29 feet from centerline including a standard cul-de-sac bulb on the unnamed street north of Carbon Lane in the vicinity of Lot 139, Anvil Court, Forge Court, Chisel Court, Steel Lane north of Farrier Drive, Stonegate Court, Iron Village south of Stonegate Court, Hearth Court, Shadow Ridge Court, Bellows Court, Springleaf Court, Panorama Court, Buena Vista Court, Plaza Del Oro, Ridgecrest Court, Via Belterra, Montview Court northwest of Via Belterra, Platinum Court, and "A" Drive (Lot 392) in Area A.
33. Make an offer of future right of way 32 feet from centerline on Mesa Verde Drive in Area B. The alignment must be compatible with Tract 51644.
34. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
35. Provide right of way or easement on all streets within the MWD property to the satisfaction of Public Works.
36. Dedicate slope easement on Mesa Verde Drive to the satisfaction of Public Works.
37. If applicable, align the centerline of the driveway in Lot 430 with the centerline of Rancho Court to Tract 51644 to the satisfaction of Public Works.
38. Provide additional right of way in the vicinity of the gated entry on all gated streets to the satisfaction of Public Works. A minimum of 32 feet radius for turnaround is required to the satisfaction of Public Works.
39. Provide 345 feet of stacking storage at all gated entrances except at the gate entrance on Blacksmith Drive to the satisfaction of Public Works. Any reduction in the stacking distance must be to the satisfaction of Public Works. All the entry gate locations as shown on the amended tentative map are not necessarily approved. If key pads are proposed, all key pads shall be located to the satisfaction of Public Works.
40. Provide a minimum of 185 feet of single lane stacking storage at the gated entrance on Blacksmith Drive to the satisfaction of Public Works. If key pads are proposed, all key pads shall be located to the satisfaction of Public Works.
41. Construct curb, gutter, base, pavement and sidewalks on all highways and all streets except Mesa Verde Drive. We have no objection to the use of alternate cross section on all streets. Sidewalks to be constructed outside of the road right of way within the paseo area must be approved by the Department of Public Works prior to final map approval.

42. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
43. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current ADA requirements to the satisfaction of Public Works.
44. All pedestrian/equestrian trails/paseos shall be located outside of dedicated right of way or to be dedicated right of way.
45. Construct full improvements on all streets within the MWD property to the satisfaction of Public Works.
46. The road improvements on Mesa Verde Drive in Area B are to be constructed by Tract 51644.
47. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring within the tract boundaries and along the property frontage on all streets and highways/non-gated private and future streets to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
48. Plant street trees on all highways and all streets, except Mesa Verde Drive.
49. Comply with the conditions of the Southern California Edison Company as outlined in the attached letter dated March 23, 1998.

50. Provide intersection sight distance to the satisfaction of Public Works for a design speed of:
- a. 60 mph (650 feet) on Copper Hill Dr. from West Creek Drive (both directions);
 - b. 40 mph (415 feet) on Iron Village Drive from Shadow Ridge Court (southerly direction), and on Blacksmith Drive from Firebrick Way (northerly direction), on Camino Del Arte Drive from Paseo Del Rancho Drive (northeasterly direction) and from Vista Del Rio Drive (southeasterly direction), on Village Circle from all side streets, driveways to the MWD property and driveways on the inside curb fronting Lots 366 and 367, on Vista Del Rio Drive from Private Alley "I" southerly intersection (northeasterly direction), from Private Alley "I" northerly intersection (southwesterly direction), and from La Montura Drive northerly intersection (both directions);
 - c. 35 mph (355 feet) on Farrier Drive from Carbon Lane (southeasterly direction);
 - d. 30 mph (310 feet) on Steel Lane from Chisel Court (easterly direction), Coal Mountain Court from the unnamed street west of Calle Plata (northerly direction), and on Silversmith Drive from Buena Vista Court (northerly direction).

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

51. Depict all line of sight easements on the landscaping and grading plans.
52. If possible, modify the boundaries of the open space lots to include the airspace easements for sight distance to the satisfaction of Regional Planning and of Public Works.
53. Provide acceptance letter for grading and public access within the MWD property.

54. The pedestrian bridge over Copper Hill Dr. must be constructed to the satisfaction of Public Works.
55. Prepare signing and striping plans for all multi-lane street and highways within or abutting this land division to the satisfaction of Public Works.
56. Comply with the traffic mitigation measures as indicated on the attached memorandum dated January 12, 1999 from our Traffic Lighting Division to the satisfaction of Public Works. If signals identified in the traffic study are included as facilities specifically identified for inclusion in the Valencia Bridge and Major Thoroughfare Construction Fee District, then the amount and eligibility for a credit against your District obligation may be given if approved by Public Works.
57. Prior to final map approval, pay the fees established by the Board of Supervisors for the Valencia Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$11,150 per factored unit and is subject to change.
58. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Valencia Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements, which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.
59. Permission is granted to record for 20-acre parcel map prior to recordation of tract map providing full street future right of way are offered and slope easements are dedicated on all highways and streets to the satisfaction of Public Works.
60. Comply with other approved conditions to the satisfaction of Public Works.

+10

Prepared by Juan M Sarda

Phone (626) 458-4921

Date 04-11-2007

County of Los Angeles
Department of Public Works
900 S. Fremont Avenue
Alhambra, CA 91803

March 23, 1998

Attention: Land Development Division

Subject: Tentative Tract Map No. 52455

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

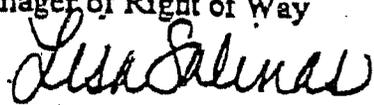
Five copies of the grading, drainage and street improvement plans are required to be submitted by the developer to determine the extent of interference. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

Southern California Edison Company
14803 Chestnut Street
Westminster, CA 92683

Attention: Lisa Salinas

If you have any questions or need additional information in connection with the subject subdivision, please contact me at (714) 934-0838.

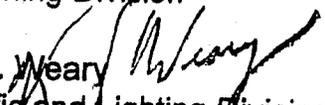
Sincerely,
Mark Meizner
Manager of Right of Way

By 
Lisa Salinas
Real Estate Operations

cc: Psomas and Associates
The Valencia Company

January 12, 1999

TO: Dave Yamahara
Planning Division

FROM: K. E. Weary 
Traffic and Lighting Division

**TRAFFIC STUDY (NOVEMBER 1998)
WEST CREEK PROJECT
VESTING TENTATIVE TRACT MAP NO. 52455
SANTA CLARITA AREA**

We have reviewed the above-mentioned document submitted by the Traffic Consultant, Austin-Foust Associates. The Project is generally located northwest of McBean Parkway and Newhall Ranch Road in unincorporated Los Angeles County.

The Project consists of 2,545 residential dwelling units and two commercial centers totaling 180,000 square feet on an approximately 1,035 acre site. The Project is estimated to generate approximately 35,400 vehicle trips per day.

The traffic generated by the Project alone will significantly impact the following intersections and roadways within Los Angeles County or County/City of Santa Clarita. We recommend the following mitigation measures be the sole responsibility of the Project. We recommend withholding the issuance of building permits until the following improvements are in place or additional traffic information acceptable to this Department is submitted with a different network or other measures to mitigate the Project's traffic impact.

- Copper Hill Drive from McBean Parkway to Rye Canyon Road with two lanes in each direction including a bridge over San Francisquito Canyon Creek.
- Newhall Ranch Road from Copper Hill Drive-Rye Canyon Road to Dickason Drive-Avenue Tibbitts with two lanes in each direction.
- Decoro Drive from its existing terminus west of Dickason Drive to Copper Hill Drive with one lane in each direction.
- Avenue Scott from Avenue Tibbitts to McBean Parkway with two lanes in each direction including a bridge over San Francisquito Canyon Creek.
- McBean Parkway from Decoro Drive to Newhall Ranch Road with three lanes in each direction (restripe).

- McBean Parkway/Copper Hill Drive

East Approach: Two left-turn lanes and two through lanes. (Add two through lanes.)

South Approach: One left-turn lane and two right-turn lanes. (Add left-turn lane.)

West Approach (new): One through lane and one shared through/right-turn lane.

- McBean Parkway/Decoro Drive

North Approach: One left-turn lane and two through lanes. (Same as existing.)

East Approach: One left-turn lane and one shared left/right-turn lane. (Same as existing.)

South Approach: Two through lanes and two right-turn lanes. (Add a second northbound right-turn lane.)

- McBean Parkway/Newhall Ranch Road

North Approach: Two left-turn lanes, four through lanes, and one right-turn lane. (Add fourth southbound through lane.)

East Approach: Two left-turn lanes, three through lanes, and one right-turn lane. (Same as existing.)

South Approach: Two left-turn lanes, three through lanes, and two right-turn lanes. (Same as existing.)

West Approach: Two left-turn lanes, three through lanes, and one right-turn lane. (Same as existing.)

- The Old Road/Southbound Interstate 5 (I-5) Freeway On/Off Ramps (North of Rye Canyon Road)

North Approach: One left-turn lane and two through lanes. (Same as existing.)

East Approach: One left-turn lane and one right-turn lane. (Same as existing.)

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South Approach: Two through lanes and one free flow right-turn lane. (Convert existing right-turn lane to a free flow right-turn lane.) This improvement will require additional right of way and approval from the State of California Department of Transportation (Caltrans). Detailed striping plans should be submitted to Caltrans and this Department for review and approval.

- Attached Residential (first Project access west of McBean Parkway-Tesoro Del Valle East Access)/Copper Hill Drive (new)

North Approach: One left-turn lane and one right-turn lane.

East Approach: Two through lanes and one right-turn lane.

West Approach: One left-turn lane and two through lanes.

- "YY" Street North (second Project access west of McBean Parkway-Tesoro Del Valle West Access)/Copper Hill Drive (new)

North Approach: One left-turn lane, one through lane, and one right-turn lane.

East Approach: One left-turn lane, two through lanes, and one right-turn lane.

South Approach: Two left-turn lanes and one shared through/right-turn lane.

West Approach: One left-turn lane, two through lanes, and one right-turn lane.

- Apartment No. 1-Commercial No. 2 (third Project access west of McBean Parkway)/Copper Hill Drive (new)

North Approach: One left-turn lane, one through lane, and one right-turn lane.

East Approach: One left-turn lane, one through lane, and one shared through/right-turn lane.

South Approach: One left-turn lane, one through lane, and right-turn lane.

West Approach: One left-turn lane, one through lane, and one shared through/right-turn lane.

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- "C" Street North (fourth Project access west of McBean Parkway)/Copper Hill Drive (new)

North Approach ("C" Street North): One left-turn lane and one right-turn lane.

East Approach (Copper Hill Drive): One through lane and one shared through/right-turn lane.

West Approach (Copper Hill Drive): One left-turn lane and two through lanes.

- Copper Hill Drive/"C" Street South (fifth Project access west of McBean Parkway-new)

North Approach (Copper Hill Drive): One left-turn lane, one through lane, and one shared through/right-turn lane.

East Approach ("C" Street South): Two left-turn lanes and one shared through/right-turn lane.

South Approach (Copper Hill Drive): One left-turn lane, one through lane, and one shared through/right-turn lane.

West Approach ("C" Street South): One left-turn lane, one through lane, and one right-turn lane.

- Copper Hill Drive/"YY" Street South (sixth Project access west of McBean Parkway-new)

North Approach (Copper Hill Drive): One left-turn lane, two through lanes, and one right-turn lane.

East Approach ("YY" Street South): Two left-turn lanes and one shared through/right-turn lane.

South Approach (Copper Hill Drive): One left-turn lane, two through lanes, and one right-turn lane.

West Approach ("YY" Street South): Two left-turn lanes and one shared through/right-turn lane.

- Copper Hill Drive/"B" Street (seventh Project access west of McBean Parkway-new)

North Approach (Copper Hill Drive): One through lane and one shared through/right-turn lane.

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South Approach (Copper Hill Drive): One left-turn lane and two through lanes.

West Approach ("B" Street): One left-turn lane and one right-turn lane.

- Copper Hill Drive/Decoro Drive (new)

North Approach: ^{One HW} ~~Two~~ left-turn lanes and two through lanes.

East Approach: One left-turn lane and one right-turn lane.

South Approach: One through lane and shared through/right-turn lane.

- Copper Hill Drive/Newhall Ranch Road (new)

North Approach: Two left-turn lanes and two through lanes.

East Approach: Two left-turn lanes and two right-turn lanes.

South Approach: Two through lanes and one right-turn lane.

- The following intersections, with the exception of Apartment No. 1-Commercial No. 2 Access/Copper Hill Drive, are within the proposed Valencia Bridge and Major Thoroughfare (B&T) District. The developer should pay the entire cost for the installation/modification of these traffic signals and receive in-lieu of credits. Traffic signals should be installed when actual traffic conditions warrant the signals.

McBean Parkway/Copper Hill Drive

McBean Parkway/Decoro Drive (modify)

McBean Parkway/Newhall Ranch Road (modify)

"YY" Street North-Tesoro Del Valle West Access/Copper Hill Drive

~~Apartment No. 1-Commercial No. 2 Access/Copper Hill Drive Deleted.~~ HW

"C" Street North/Copper Hill Drive

Copper Hill Drive/"C" Street South

Copper Hill Drive/"YY" Street South

Copper Hill Drive/Decoro Drive

Copper Hill Drive/"B" Street

Copper Hill Drive/Newhall Ranch Road

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The cumulative traffic generated by the Project and other related projects will significantly impact the following intersections within Los Angeles County. The Project should pay its fair share of the following recommended mitigation measures:

- The Old Road/Southbound I-5 Freeway On/Off Ramps (North of Rye Canyon Road)

North Approach: Two left-turn lanes and two through lanes. (Add second left-turn lane. Modify the southbound I-5 Freeway on-ramp to accommodate three lanes including the northbound free flow right-turn lane which is a stand-alone mitigation measure.)

East Approach: One left-turn lane and one shared left/right-turn lane. (Convert existing westbound right-turn lane to a shared left/right-turn lane.)

South Approach: Two through lanes and one free flow right-turn lane (same as stand-alone mitigation).

Install signals.

Fair Share: 4 percent.

- The Old Road/Rye Canyon Road

The proposed improvement of a second southbound left-turn lane and a second northbound through lane may not be feasible due to right of way constraints. There appears to be no other feasible mitigation for this intersection.

- Magic Mountain Parkway at The Old Road and at I-5 Freeway Southbound Ramps

The proposed improvements at these intersections will not mitigate the cumulative traffic impacts. There are plans to improve the I-5 Freeway/Magic Mountain Parkway interchange including the intersection of The Old Road and Magic Mountain Parkway. We recommend the Project pay its fair share towards the improvement of the interchange.

Fair share: 15 percent

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- The ultimate improvement of the following intersections are included in the Valencia B&T Construction Fee District. The Project's District fees will cover their share to mitigate the following intersections:

McBean Parkway/Copper Hill Drive
McBean Parkway/Decoro Drive
McBean Parkway/Newhall Ranch Road
Dickason Drive/Decoro Drive
Dickason Drive-Avenue Tibbitts/Newhall Ranch Road
Attached Residential-Tesoro Del Valle East Access/Copper Hill Drive
"YY" Street North-Tesoro Del Valle West Access/Copper Hill Drive
Apartment No. 1-Commercial No. 2 Access/Copper Hill Drive
"C" Street North/Copper Hill Drive
Copper Hill Drive/"C" Street South
Copper Hill Drive/"YY" Street South
Copper Hill Drive/Decoro Drive
Copper Hill Drive/"B" Street
Copper Hill Drive/Newhall Ranch Road

In addition, we have the following comments regarding our review of the traffic study:

- The Interim Year volume to capacity (v/c) ratios for County intersections are consistently less than the v/c ratios on actual calculation sheets by 7 percent (v/c=0.07). A higher reduction of 10 percent has been assumed for intersections within the City of Santa Clarita. The traffic study indicates that the v/c's are reduced to account for the implementation of Advanced Transportation Management Systems and Intelligent Vehicle Highway Systems. Since we have not been presented with conclusive evidence to substantiate this assertion, we recommend the study explore the feasibility of implementing traditional transportation improvements such as widening intersection approaches and roadways to provide additional capacity. If there are no feasible traditional mitigation measures, we may consider a maximum of a 7 percent reduction in v/c ratios if the developer commits to pay the full cost to implement these measures and are implemented on a systemwide basis to the satisfaction of this Department and the City of Santa Clarita.
- The proposed circular streets and semicircular streets within Area C of the Project should be designed to provide a clear line of sight of 40 mph at all intersecting cross streets including driveways to the recreation lots 1452, 1453, and 1454. An airspace easement should be dedicated to the County encompassing the desired line of sight.

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We recommend Caltrans and the City of Santa Clarita review this Project for impacts/mitigation within their jurisdictions.

If you have any questions, please contact Hector Rodriguez of our Traffic Studies Section at Extension 5909.

HR:ce

T-21WEST

cc: Brian T. Sasaki
Building and Safety/Land Development (Ondrozeck) ✓

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

1. The subdivider shall install and dedicate main line sewers and serve each lot/building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the northeastern portion of the proposed subdivision (PC11515AS, dated 01-18-2006) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. A sewer area study for the southwestern portion of the proposed subdivision, PC11672AS, is currently in plan check with Public Works. If the existing sewer system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required (both on and off-site) to the satisfaction of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works. The sewer area study and outlet approval shall also be reviewed and approved by the City of Santa Clarita.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

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

1. A water system (including any approved water pump stations) maintained by the water purveyor, with appurtenant facilities to serve all lots/buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement 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 lot/building.
3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each multi-family/open space/graded slope lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.

HW



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR. 52455 3rd REV. TO AMEND. A, B & C Map Date February 28, 2007

C.U.P. 98-008 Map Grid SANTA CLARITA

- 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) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 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 "Fuel Modification Plan" shall be submitted and approved prior to final 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 or City approved street signs and building access numbers 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: **SINGLE AND 2 COMBINED FLAG LOTS SHALL PROVIDE FOR MINIMUM PAVED WIDTH OF 20', ALL FLAGS SHALL BE PROPERLY NOTED ON THE FINAL MAP.**

By Inspector: Janna Masi Date April 25, 2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR. 52455 3rd REV. TO AMEND. A, B & C Tentative Map Date February 28, 2007

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 residential fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for public commercial fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Fire hydrant requirements are as follows:
- Install 75 public residential fire hydrant(s).
- Install 33 public commercial fire hydrant(s).
- All hydrants shall measure 6"x 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: _____

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 Janna Masi Date April 25, 2007



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



PARK OBLIGATION REPORT

Tentative Map #	52455	DRP Map Date:	02/28/2007	SCM Date:	/ /	Report Date:	04/19/2007
Park Planning Area #	35C		SAUGUS			Map Type:	REV. (REV RECD)

Total Units 2,512 = Proposed Units 2,512 + Exempt Units 0

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:	19.65
IN-LIEU FEES:	\$3,465,592

Conditions of the map approval:

Newhall Land and Farming Company (NLFC) shall provide a developed public park site of 16.86 acres in accordance with the park development agreement entered into between NLFC and the Department dated September 27, 2006.

The park obligation for this development will be met by:

The dedication of 2.50 acres for public park purposes.
Provide 6.12 acres for private park purposes.

Trails:

See also attached Trail Report. CLIFFIE STONE (San Francisquito Creek) TRAIL - For trail requirements, please contact Robert Ettleman, Interim Trails Coordinator at (213) 351-5134.

Comments:

Contributing \$2,386,658 in park improvements.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions



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



PARK OBLIGATION WORKSHEET

Tentative Map #	52455	DRP Map Date:	02/28/2007	SMC Date:	/ /	Report Date:	04/19/2007
Park Planning Area #	35C		SAUGUS			Map Type:	REV. (REV RECD)

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

(P)eople x (0.003) Goal 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.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.34	0.0030	1,223	12.25
M.F. < 5 Units	2.77	0.0030	256	2.13
M.F. >= 5 Units	1.70	0.0030	1,033	5.27
Mobile Units	1.85	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				19.65

Park Planning Area = **35C SAUGUS**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	19.65	\$176,366	\$3,465,592

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
366	Recreation Area	1.27	100.00%	1.27	Private
367	Public Park	2.50	100.00%	2.50	Public
388	Recreation Area	2.87	100.00%	2.87	Private
396	Paseo	0.20	100.00%	0.20	Private
397	Paseo	0.15	100.00%	0.15	Private
398	Paseo	0.60	100.00%	0.60	Private
399	Paseo	0.51	100.00%	0.51	Private
400	Paseo	0.03	100.00%	0.03	Private
401	Paseo	0.02	100.00%	0.02	Private
402	Paseo	0.47	100.00%	0.47	Private

Total Provided Acre Credit:

8.62

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
19.65	2.50	6.12	11.03	\$176,366	\$1,945,317



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

April 16, 2007

Tina Fung
Regional Planning Assistant
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms. Fung:

**TRAIL CONDITIONS OF MAP APPROVAL
Vesting Tentative Tract Map #52455
Map Dated February 28, 2007**

The Department of Parks and Recreation has completed its review of Amended Tentative Tract Map #52455. The Department currently has no trail-hold on this map. The multiuse trail within the twelve(12) foot easement is to be constructed by Applicant, to the satisfaction of the Department of Parks and Recreation standards. The Department is approving the trail alignment as shown, on the amended tentative map, with the following conditions, before first phase of final map recordation:

1. Dedications and the exact following language must be shown for trail dedications on the first phase of final map recordation:
 - a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a twelve-foot width easement, designated as the, **Cliffie Stone (San Francisquito Creek) Trail System**.
 - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.
2. Full public access shall be provided for the trail easement.
3. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:

- a. Cross slope gradients not to exceed two percent (2%), and longitudinal (running) slope gradients not to exceed fifteen percent (15%) for than 300 feet. The Department will review and allow slopes slightly greater than fifteen percent (15%) on a case by case basis.
 - b. Typical trail section and details to include:
 - Longitudinal (running) gradients.
 - Cross slope gradients.
 - Name of trail.
 - Width of trail or if requested by Department of Parks and Recreation, denote as variable width.
 - c. Bush Hammer finish for crossings at all concrete surfaces.
 - d. Appropriate retaining walls.
 - e. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department, etc.
 - f. Trail easement, must be outside of the road right-of-way.
4. The Applicant shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (Autocad 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
 5. After Department approval of the trail alignments shown on the rough grading plans, the Applicant shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.
 6. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
 7. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicants representative shall then schedule a site meeting with the Department's Trail Coordinator for the Department's inspection and approval.
 8. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.

Ms. Tina Fung
April 16, 2007
Page 3

9. After completion of the trail, the Applicant shall notify the Department within five (5) business days for a Final Inspection Trail Walk.
10. After the initial Final Inspection Trail Walk, any portions of the constructed trail, not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Standards within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.
11. Upon Department approval and acceptance of the trail construction, the Applicant shall:
 - a. Issue a letter to the Department requesting acceptance of the dedicated trail.
 - b. Submit copies of the As-Build Trail drawings.

If you have any questions and comments, please contact Robert Ettleman, Trails Coordinator, at (213) 351-5134.

Sincerely,



Larry R. Hensley
Chief of Planning

LH:RE:tl:TR52455_07d

c: James Barber, Patrick Reynolds, and Robert Ettleman (Parks and Recreation)



COUNTY OF LOS ANGELES
Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



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April 11, 2007

RFS No. 07-0006860

Tract Map No. 52455

Vicinity: Newhall

Tentative Tract Map Date: February 28, 2007 (3rd Revision to Amendment)

The County of Los Angeles Department of Public Health has no objection to **Vesting Tentative Tract Map 52455**. The following conditions still apply and are in force:

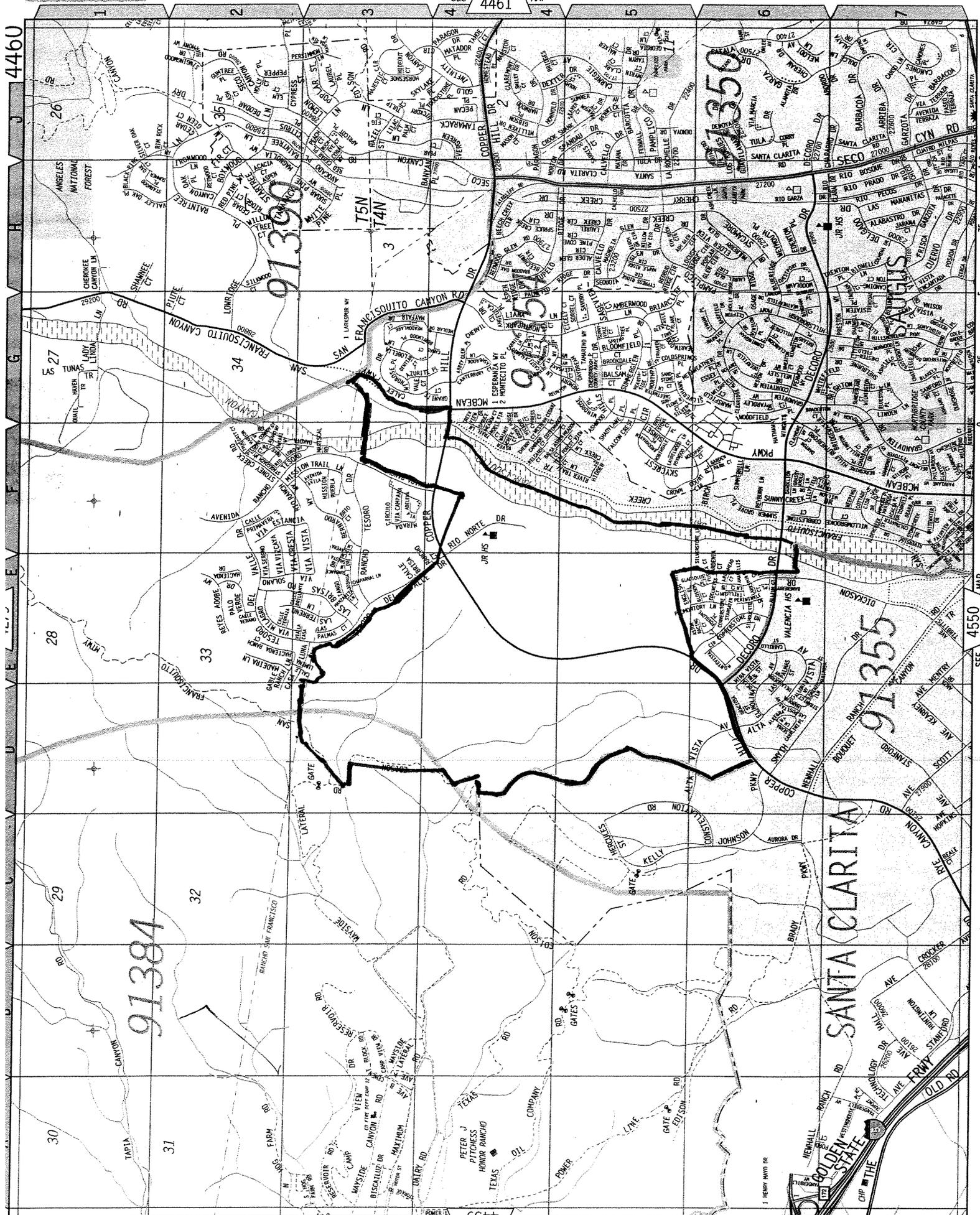
1. Potable water will be supplied by the **Valencia Water District**, a public water system, which guarantees water connection and service to all lots
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #32** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

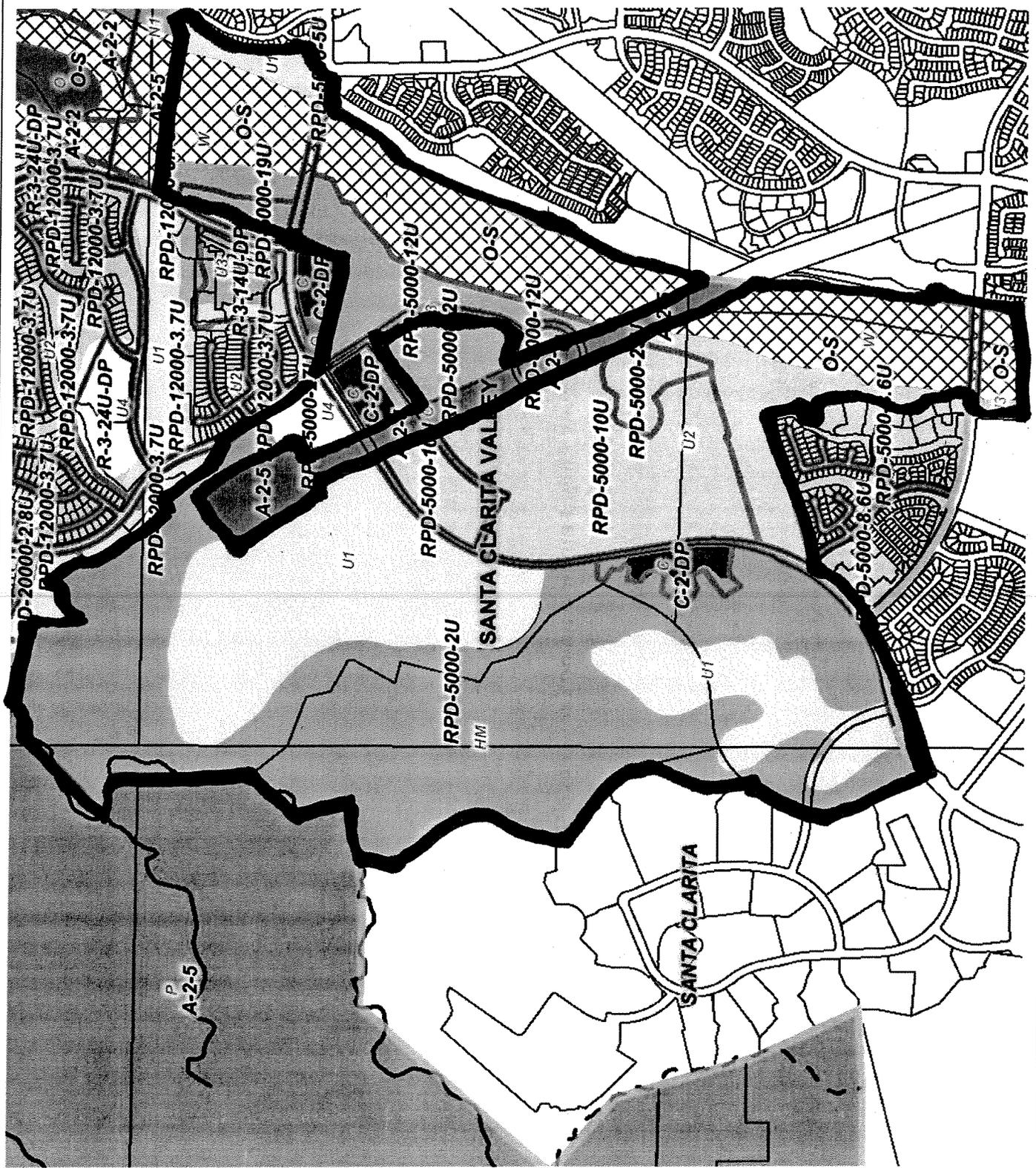
Becky Valenti, E.H.S. IV
Land Use Program

4460



SEE 4550 MAP

TR 52455-(5) Zoning and Santa Clarita Valley Area Plan Land Use Categories



- Legend**
- Parcel Boundary
 - Aerial Street
 - Highway
 - Freeway
 - Master Plan of Highways
 - Expressway - (C)
 - Expressway - (G)
 - Secondary Highway - (C)
 - Secondary Highway - (G)
 - Arterial Highway - (C)
 - Arterial Highway - (G)
 - Major Highway - (C)
 - Major Highway - (G)
 - Secondary Highway - (C)
 - Secondary Highway - (G)
 - Existing (P) Proposed
 - Railroad or Rapid Transit
 - Railroad
 - Underground Rapid Transit
 - Significant Ridgelines
 - Classic CSD Primary
 - Classic CSD Secondary
 - SHMNA Significant
 - Census Tract (2000)
 - Assessor Map Book (AMB) Boy
 - Zoning Index Map Grid
 - UGO Map Only
 - The Thomas Guide Grid
 - TB Internal Page Grid
 - Very High Fire Hazard Severity
 - Community Standards District
 - CSD
 - CSD Area Specific Boundary
 - ESHA (Coast Only)
 - Significant Ecological Area
 - Section Line
 - Township and Range
 - National Forest
 - Equation District (EQD)
 - Supervisory District (TOD)
 - Subarea District
 - Zoned District (ZD)
 - Supervisory District Boundary
 - Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Ranger Station
 - Sheriff Station
 - Inland Waterbody
 - Perennial
 - Intermittent
 - Dry

- Zoning (Boundary)**
- Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
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Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend Tab" on the top left side of screen.

