

Hearing Officer Transmittal Checklist

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|--------------------------|
| Hearing Date 7/3/2012 |
| Agenda Item No. 10 |

Project Number: 98008-(5)
Case(s): TR52455
Planner: Carolina Blengini

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation
- Correspondence
- Photographs
- Aerial Image
- Land Use Radius Map
- Tentative Tract Map - available digitally at http://planning.lacounty.gov/assets/upl/case/tr_52455_amended-map.pdf
- Exhibit Map
- _____
- _____
- _____

Reviewed By:  _____

**PROJECT NO. 98008–(5)
SECOND AMENDMENT TO TENTATIVE PARCEL MAP NO. 52455**

- 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. 99-008-(5) on July 26, 2005. The tentative map approval authorized the creation of 1,262 residential lots, 11 commercial lots, 3 lots for recreation uses, 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-5,000-2U (Residential Planned Development - 5,000-square-foot minimum lot size - 2 dwelling units per acre);
RPD-5,000-10U (Residential Planned Development - 5,000-square-foot minimum lot size - 10 dwelling units per acre);
RPD-5,000-12U (Residential Planned Development - 5,000-square-foot minimum lot size - 12 dwelling units per acre);
RPD-5,000-19U (Residential Planned Development - 5,000-square-foot minimum lot size - 19 dwelling units per acre);
RPD-5,000-25U (Residential Planned Development - 5,000-square-foot minimum lot size - 25 dwelling units per acre);
RPD-5,000-27U (Residential Planned Development - 5,000-square-foot minimum lot size – 27 dwelling units per acre);
C-2-DP (Neighborhood Business Development Program);
OS (Open Space).
- Zoned District:** Newhall
- Approval Date:** July 20, 2005 (First Amendment approved by Hearing Officer on June 5, 2007).

PROJECT HISTORY:

Vesting Tentative Tract Map No. 52422 was approved by the Los Angeles County Board of Supervisors on July 20, 2005 to create 1,521 lots, consisting of 1,262 residential lots (for development of a maximum of 2,545 dwelling units); 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 drives, on approximately 966.6 acres in the Newhall Zoned District. The Tentative Map was heard by the Board of Supervisors and the Regional Planning Commission concurrently with General Plan and Sub-Plan Amendment No. 98-008-(5), Zone Change 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).

An amendment to Vesting Tentative Tract Map No. 52455 was approved on June 5, 2007 (Amended Map date: February 20, 2007) by the Hearing Officer. The amended map incorporate changes previously approved in areas "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-limited work-buffer in Area "A" to accommodate-final design; add various retaining walls necessary to accommodate the revised design; with other minor changes requested in the attached amendment request letters dated April 20, 2007 and October 4, 2005.

Modifications to the CUP No. 98-008 was approved on October 22, 2007, to modify Conditions Nos. 40-f, 43-f, 47-d and 50-d of the previously approved Conditional Use Permit No. 98-008-(5). The modification request was to alter the side and rear yard setback for single-family residential dwellings.

CURRENT REQUEST:

The applicant requests approval of a second amendment to Vesting Tentative Tract Map No. 52455 ("TR52455"). This amendment, submitted on April 25, 2012, proposes changes to the Forge Court area (Lots 321-328) in Area "A". The proposed changes are to reduce the number of approved residential lots with minimum 20,000 square feet lot area in Area "A" from nine to six lots; increase the number of open space lots from 22 to 24 lots; and eliminate retaining walls in the Forge Court area.

STAFF EVALUATION:

The changes to the Vesting Tentative Tract Map No. 52455 are limited to the Forge Court area, northwest of the intersection of Forge Court and Blacksmith Drive (Lots 321-328). The applicant submitted the map to the Subdivision Committee and obtained clearance from all the departments.

The proposal to reduce the number of approved residential lots with minimum 20,000 square feet lot area in Area “A” from nine to six lots is to accommodate the necessary grading to develop those lots without constructing retaining walls. The retaining walls in the Forge Court area were approved as part of the previous Amendment Map but were not part of the original tentative map approval. The grading amount will not increase as part of this amendment map request, therefore, there will be no additional environmental impacts related to these changes. The total number of lots in the area will remain the same as two residential lots will be eliminated and two open spaces lots will be added.

The Los Angeles County Department of Regional Planning has determined that the proposed project is consistent with the original environmental analysis (Environmental Impact Report – “EIR”) performed for the Vesting tentative Tract Map No. 52455 (RENV IS98008). The tentative map amendment proposes to reduce the number of residential lots and residential density with no increase of grading amount or density analyzed by the certified EIR.

The approved tentative map is within its original approval period, and will expire on December 18, 2013, unless extended pursuant to the Subdivision Map Act.

RECOMMENDATION:

Approve the amendment to this previously approved vesting tentative tract map.

Approve the following revised reports:

- Los Angeles County Department of Public Works:
 - Land Development Division - Subdivision (6/20/2012)
 - Storm Drain and Hydrology Section (5/14/12)
 - Geotechnical and Materials Engineering Division – Geologic Review (6/18/12)
 - Geotechnical and Materials Engineering Division – Soils Review (6/14/12)
 - Land Development Division - Grading (5/15/2012)
 - Land Development Division - Road (5/16/2012)
 - Land Development Division - Sewer (5/14/2012)
 - Land Development Division - Water (5/14/2012)
- Los Angeles County Fire Department (5/16/2012)
- Los Angeles County Department of Public Health (5/3/2012)
- Los Angeles County Department of Parks and Recreation (5/15/2012)

SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 52455

The previously approved conditions of the Los Angeles County Department of Regional Planning are unchanged. The findings and conditions from the previous approval are attached. All other applicable conditions shall remain as previously approved.

SZD:CSB

6/21/2012

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 98008 – (5)
SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 52455**

1. The Los Angeles County Hearing Officer (“Hearing Officer”) conducted a duly noticed public meeting in the matter of an amendment to Vesting Tentative Tract Map No. 52455 (“TR52455”) on July 3, 2012.
2. This is the second amendment proposed to TR52455, which was a proposal to create 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. 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. 99-008-(5) on July 26, 2005.
3. An amendment to Vesting Tentative Tract Map No. 52455 was approved on June 5, 2007 (Amended Map date: February 20, 2007) by the Hearing Officer. The amended map incorporate changes previously approved in areas “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-limited work-buffer in Area “A” to accommodate-final design; add various retaining walls necessary to accommodate the revised design; with other minor changes requested in the attached amendment request letters dated April 20, 2007 and October 4, 2005.
4. Modifications to the CUP No. 98-008 was approved on October 22, 2007, to modify Conditions Nos. 40-f, 43-f, 47-d and 50-d of the previously approved Conditional Use Permit No. 98-008-(5). The modification request was to alter the side and rear yard setback for single-family residential dwellings.
5. The second amendment request submitted on April 25, 2012, proposes changes to the Forge Court area (Lots 321-328) in Area “A”. The proposed changes are to reduce the number of approved residential lots with minimum 20,000 square feet

lot area in Area "A" from nine to six lots; increase the number of open space lots from 22 to 24 lots; and eliminate retaining walls in the Forge Court area.

6. The applicant submitted the map to the Subdivision Committee and obtained clearance from all the departments.
7. TR52455 area is 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. Changes to the map are limited to the Forge Court area, northwest of the intersection of Forge Court and Blacksmith Drive (Lots 321-328).
8. Hold for Discussion/Possible Action Meeting proceedings.
9. Future development on the subject property must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinances, as applicable, prior to building permit issuance.
10. This amendment and the proposed land division are compatible with surrounding land use patterns.
11. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Regional Planning.

THEREFORE, THE HEARING OFFICER approves the second amendment to Vesting Tentative Tract Map No. 52455 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 52455 (Amend.)

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AMENDED TENTATIVE MAP DATED 04-25-2012

We have no objections to the proposed changes as shown on the subject amended map for Tract No. 52455. The following reports consisting of eight pages are the recommendations of Public Works for inclusion in the conditions of approval:

- Comply with all other previously approved conditions for Tract 52455 to the satisfaction of Public Works.

^{HW}
Prepared by Henry Wong
t52455La-amendedmap04-25-12(rev'd 06-20-12).doc

Phone (626) 458-4910

Date Rev. 06-20-2012



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

TRACT NO. 52455

AMENDED TENTATIVE MAP DATED 04/25/2012

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL:

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) 458-7125, 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 properties 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.

Name Lizbeth Calderon Date 05/14/12 Phone (626) 458-4921
LIZBETH CALDERON

**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
 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 52455 TENTATIVE MAP DATED 4/25/12 (Amendment)
 SUBDIVIDER Newhall Land and Farming LOCATION _____
 ENGINEER Pacific Coast Civil, Inc. GRADING BY SUBDIVIDER [Y]
 GEOLOGIST & SOILS ENGINEER R. T. Frankian & Associates REPORT DATE 5/18/12

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. 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 GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. 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.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. 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 (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
5. The Soils Engineering review dated 6/14/12 is attached.

Reviewed by  Date 6/18/12
 Geir 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 N/A
Job Number GMPH
Sheet 1 of 1

Tentative Tract Map 52455
Location Santa Clarita
Developer/Owner Newhall Land and Farming
Engineer/Architect Pacific Coast Civil, Inc.
Soils Engineer R.T. Frankian & Associates (2006-216-022)
Geologist R.T. Frankian & Associates

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

Review of:
Amended Tentative Tract Map Dated by Regional Planning 4/25/12
Soils Engineering and Geologic Report Dated 5/18/12
Previous Review Sheet Dated 4/4/12

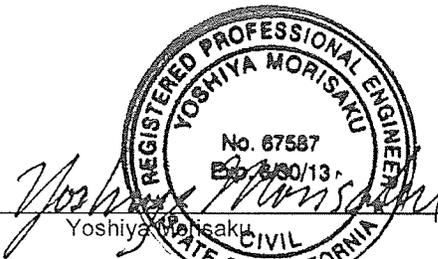
ACTION:

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

REMARKS:

1. At the grading plan stage, provide volume calculations of accommodate potential debris material and catchment areas. Per County policy, the catchment area must be designed for 100 percent of the predicted debris flow volume. Show mitigation measures on the grading plans.
2. At the grading plan stage, provide soils data to substantiate and certify any existing fill placed on the subject site. Otherwise, delineate the approximate limits of all existing fill to be left in-place and prominently label with the note: "Uncertified Fill - Not suitable for the Support of Structures".
3. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
4. At the grading plan stage, submit a soils report that addresses the grading plans. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/Manual.pdf>

Reviewed by _____ Date 6/14/12



NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\52455 TentT, Lots 321-328, A_1 (Forge Rd)

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
 - d. Provide planting and irrigation on graded slopes per grading ordinance (Section J110.4 of the County of Los Angeles Building Code).
 - e. A covenant and/or deed restriction to the satisfaction of Public Works is required for the cross-lot grading and drainage between parcels.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.



Name Tony Hui Date 05/15/2012 Phone (626) 458-4921

We do not object to the proposed changes as shown in the subject amendment map for Tract No. 52455 (Lots 321 through 326) for the reduction from 9 lots to 6. The following conditions are recommended for inclusion in the conditions of approval.

1. Make an offer of private and future right of way 29 feet from centerline including a standard cul-de-sac bulb on Forge Court.
2. Construct full improvements (pavement, sidewalk, curb and gutter) on Forge Court to the satisfaction of Public Works.
3. Provide minimum landing area of 25 feet at a maximum 3 percent grade on Forge Court at Blacksmith Drive to the satisfaction of Public Works.
4. Permission is granted for street grades up to 12.5% on Forge Court to the satisfaction of Public Works.
5. Prior to final map recordation; obtain approval of street plans, storm drain plans, grading plans and street lighting plans and secure the improvements through a bond company for Forge Court to the satisfaction of Public Works.
6. Comply with all previously approved conditions for Tract 52455 to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza
tr52455r-Amend rev1(Lots321-326)-(04-25-12)

Phone (626) 458-4921

Date 05-16-2012

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 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 (PC 11515AS, 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 southeastern portion of the subdivision (PC 11672AS, dated 08-21-2007) 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.
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 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.
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/parcel 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.
7. Provide a "Verification Letter" from the water purveyor indicating that if recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.
8. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.





COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 52455 Map Date: April 25, 2012 - Amendment Map

C.U.P. _____ Vicinity: _____

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department recommends approval of the proposed Amendment with a condition of approval that an approved fire apparatus turning area is required for the driveway accessing Lots 322-324. Compliance required prior to bulding permit issuance. All previous recorded conditions of approval and requirements still apply.**

By Inspector: Juan C. Padilla Date May 16, 2012

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



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 52455 Map Date: April 25, 2012 - Amendment Map

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of ___ hours, over and above maximum daily domestic demand. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 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: **The previous water requirement still apply for this amendment map.**

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

By Inspector Juan C. Padilla Date May 16, 2012

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



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



PARK OBLIGATION REPORT

| | | | | |
|----------------------|-------|--------------------------|----------------------|-------------------------|
| Tentative Map # | 52455 | DRP Map Date: 04/25/2012 | SCM Date: 05/24/2012 | Report Date: 05/03/2012 |
| 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:

Comments:

This is the revised site plan for TR 52455. The project has been redesigned to eliminate the retaining walls and reduce the number of lots from nine to six.

Map No. 52455-03 was cleared by this Department on 1/28/2008. Please see attached "Clearance to Record."

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section

Supv D 5th
May 03, 2012 12:31:09
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

| | | | | |
|----------------------|-------|-------------------------|---------------------|-------------------------|
| Tentative Map # | 52455 | DRP Map Date:04/25/2012 | SMC Date:05/24/2012 | Report Date: 05/03/2012 |
| Park Planning Area # | 35C | SAUGUS | | Map Type:AMENDMENT |

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

$(P) \text{eople} \times (0.003) \text{ Ratio} \times (U) \text{nits} = (X) \text{ acres obligation}$

$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$

- 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 | 3.34 | 0.0030 | 0 | 0.00 |
| M.F. < 5 Units | 2.77 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 1.70 | 0.0030 | 0 | 0.00 |
| Mobile Units | 1.85 | 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 | \$196,444 | \$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 | \$196,444 | \$0 |



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION



Russ Guiney, Director

January 28, 2008

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

CLEARANCE TO RECORD

Map # 52455-03 Unit of 52455 DPW Map Date 12/20/2007

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

- 2.50 Acres of land dedicated for public park.
- 6.12 Acres of land credited for private park.
- Trail alignment(s) approved.

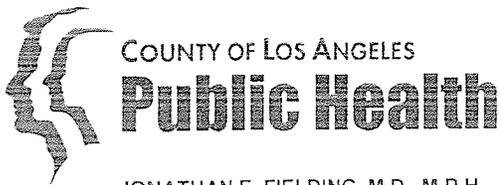
Park Development Agreement entered into between Newhall Land and Farming Company and the Department on September 27, 2006 for a 16.86 acre public park site developed with improvements estimated to cost \$2,386,658 secured by attached Faithful Performance Bond. (No County Trails on this unit map)

Sincerely,

James Barber
Advanced Planning Section Head
(213) 738-2987

| SD | PPA | Account No. |
|-----|-----|-------------|
| 5th | 35C | 68975 |

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



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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, CA 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



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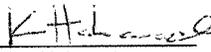
Tract Map No. 52455-14

Vicinity: Newhall

Tract Map Date: April 25, 2012 (Amended Map)

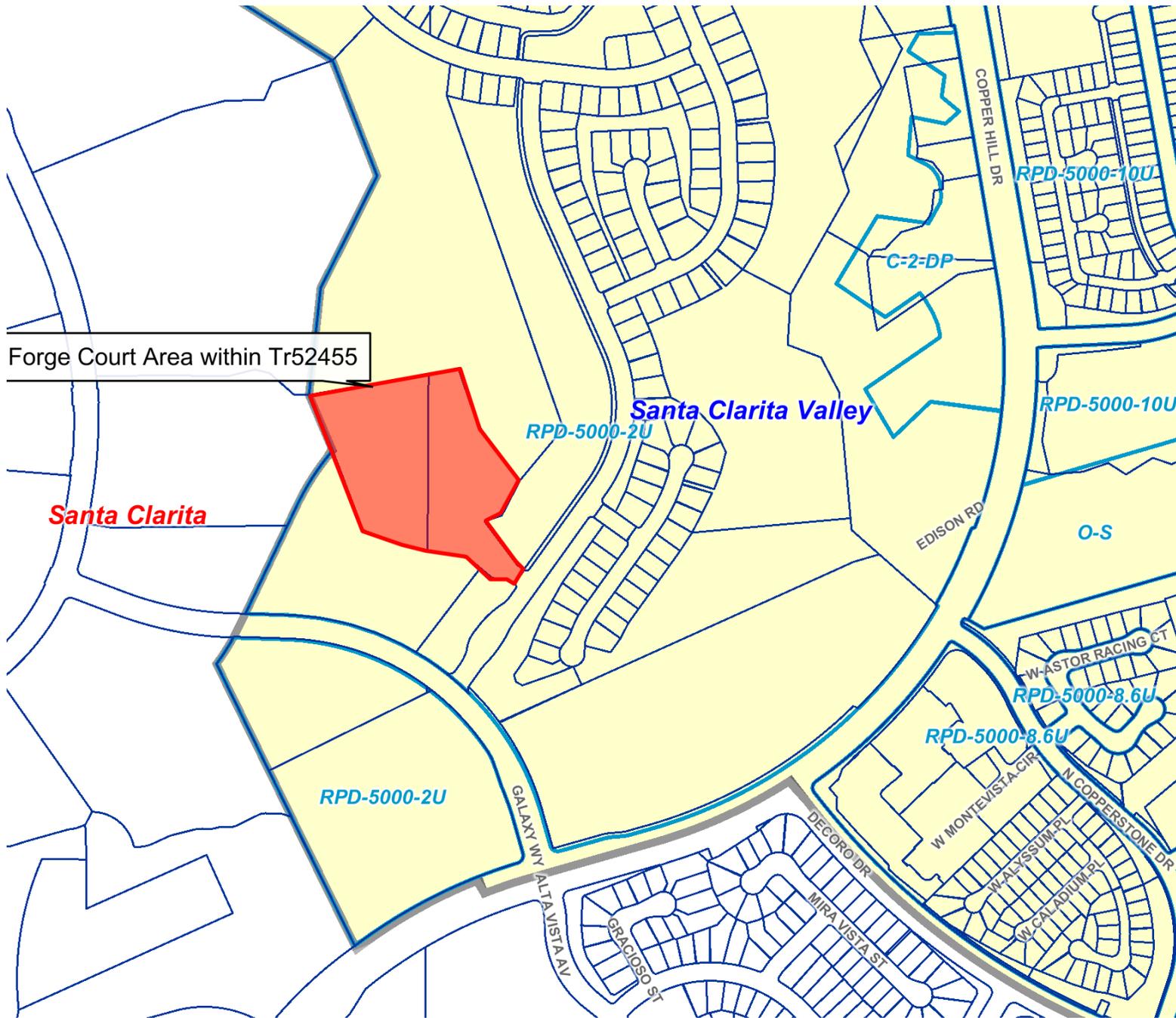
The Los Angeles County Department of Public Health – Environmental Health Division has no objection to the revisions to Amended Vesting Tentative Tract Map 52455. The following conditions still apply and remain in effect:

1. Public water shall be supplied by the Valencia Water District.
2. Sewage disposal shall be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District No. 32.

Prepared by:  Phone: (626) 430-5382

Ken Habaradas

Date: May 15, 2012



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway
- Master Plan of Highways
 - Expressway - (e)
 - Expressway - (p)
 - Ltd. Secondary Highway - (e)
 - Ltd. Secondary Highway - (p)
 - Parkway - (e)
 - Parkway - (p)
 - Major Highway - (e)
 - Major Highway - (p)
 - Secondary Highway - (e)
 - Secondary Highway - (p)
 - (e)-Existing (p)-Proposed
- Railroad or Rapid Transit
 - Railroad
 - Rapid Transit
 - Underground Rapid Transit
- Significant Ridgelines
 - Castaic CSD Primary
 - Castaic CSD Secondary
 - SMMNA Significant
- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Severity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisory District Boundary
- Zoning (Boundary)
 - Zone A-1
 - Zone A-2
 - Zone B-1
 - Zone B-2
 - Zone C-1
 - Zone C-2
 - Zone C-3
 - Zone C-H
 - Zone C-M
 - Zone CPD
 - Zone C-R
 - Zone D-2
 - Zone I7
 - Zone M-1
 - Zone M-1.5
 - Zone M-2
 - Zone M-3
 - Zone M-3
 - Zone MPD
 - Zone MXD
 - Zone O-S
 - Zone P-R
 - Zone R-1
 - Zone R-2
 - Zone R-3 (U)
 - Zone R-4 (U)
 - Zone R-A
 - Zone RPD
 - Zone R-R
 - Zone SR
 - Zone SR-D
 - Zone W
- Landuse Policy (Not in Comm / Area Plan)
 - 1 - Low Density Residential (1 to 6 du/ac)
 - 2 - Low/Medium Density Residential (6 to 12 du/ac)
 - 3 - Medium Density Residential (12 to 22 du/ac)
 - 4 - High Density Residential (22 or more du/ac)
 - C - Major Commercial
 - I - Major Industrial
 - O - Open Space
 - P - Public and Semi-Public Facilities
 - RC - Rural Communities
 - R - Non-Urban
 - TC - Transportation Corridor
- Safety Related Stations (From TB)
 - Fire Station
 - Highway Patrol
 - Police Station
 - Ranger Station
 - Sheriff Station
- Inland Waterbody
 - Perennial
 - Intermittent
 - Dry

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.





Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway
- Master Plan of Highways
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 - Expressway - (p)
 - Ltd. Secondary Highway - (e)
 - Ltd. Secondary Highway - (p)
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 - Parkway - (p)
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 - Zone C-R
 - Zone D-2
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 - Zone M-1
 - Zone M-1.5
 - Zone M-2
 - Zone M-3
 - Zone MPD
 - Zone MKD
 - Zone O-S
 - Zone P-R
 - Zone R-1
 - Zone R-2
 - Zone R-3 (JU)
 - Zone R-4 (JU)
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