



497 Dwelling Units

860 Dwelling Units

7,683,840 cubic yards of grading total

3,841,920 cubic yards of cut. 3,841,920 cubic yards of fill.

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending FEIR review and staff comments or notes.

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**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 <a href="mailto:sdjones@planning.lacounty.gov">sdjones@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Cleared	Vicente Banada (626) 430-5381 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@ph.lacounty.gov</a>

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**SUBDIVISION COMMITTEE STATUS**

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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**PREVIOUS CASES**

TR52584, approved

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

*Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. The Final EIR must be reviewed. Please read below for further details.*

Environmental Determination:

Cleared  Hold

1. Staff review of the FEIR is pending. Further comment may be necessary.

Cleared  Hold

2. Ensure lots meet minimum width requirement (e.g. lot 229) and all lot line are clear (e.g. lots 87 and 88) prior to reproduction for public hearing.

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**RESUBMITTAL INSTRUCTIONS**

*If a map revision is required, please submit the following items:*

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and
- Other materials requested by the case planner.

**NOTE:** An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 52584

MAP DATE: July 19, 2016

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7. Any proposed alternate surface on any fire lane shall be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the alternate surface product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.
8. Any proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
9. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
10. All proposed roundabout shall provide a minimum unobstructed width of 20 feet between all raised medians/obstacles in order to provide adequate fire apparatus access. Additional access width may be required if the roundabout is within for a commercial and high density residential planning area. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
11. The proposed Park sites shall provide a minimum paved fire lane width of 26' for circulation purposes. Access compliance will be performed when the final design plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A prior to building permit issuance.
12. The proposed Water Tanks Lot shall provide a minimum unobstructed access road width of 15 feet with an all-weather access surface. The required width and surface for the access road will have to be accepted by the jurisdictional water company. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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PROJECT: TR 52584

MAP DATE: July 19, 2016

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### THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

#### FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
5. Submit a Preliminary Water Design Report, or equivalent, from Los Angeles County Waterworks District Number 36 for the proposed water line extension within this development confirming the design will meet the Fire Department's minimum fire flow requirement. Submit a copy for review prior to Final Map clearance.
6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
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PROJECT: TR 52584

MAP DATE: July 19, 2016

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13. Install **52** Residential public fire hydrants and install **1** Commercial public fire hydrant for this development. The required fire hydrants are plotted on the Tentative Map, copy is located in the Fire Department file. The location might change depending on the requirements by the jurisdiction water company.
14. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
15. The required fire flow from the Residential public fire hydrants for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
16. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the Residential public fire hydrants for this development can be up to **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
17. The required fire flow from the Commercial public fire hydrant for the Recreation Center building can be up to **1500** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Department during the architectural plan review process prior to building permit issuance.
18. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
19. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
20. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
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Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 52584

MAP DATE: July 19, 2016

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21. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
22. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
23. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>52584</b>	DRP Map Date:	<b>07/20/2016</b>	SCM Date:	/ /	Report Date:	<b>08/16/2016</b>
Park Planning Area #	<b>35B</b>	<b>CASTAIC/VAL VERDE</b>	<b>CSD: Castaic</b>			Map Type:	<b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>5.11</b>
IN-LIEU FEES:	<b>\$1,013,257</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The dedication of 5.28 acres for public park purposes.  
Conditions of approval attached to report.

**Trails:**

See also attached Trail Report.

**Comments:**

**\*\*\*Advisory:**

**The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.**

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

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

By:   
Kathline J. King, Chief of Planning



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>52584</b>	DRP Map Date:	<b>07/20/2016</b>	SMC Date:	/ /	Report Date:	<b>08/16/2016</b>
Park Planning Area #	<b>35B</b>	<b>CASTAIC/VAL VERDE</b>	<b>CSD: Castaic</b>			Map Type:	<b>REV. (REV RECD)</b>

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

**(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

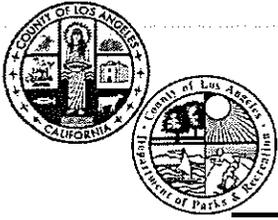
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.43	0.0030	497	5.11
M.F. < 5 Units	2.95	0.0030	0	0.00
M.F. >= 5 Units	2.45	0.0030	0	0.00
Mobile Units	2.80	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>5.11</b>

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	5.11	\$198,289	<b>\$1,013,257</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
511	Public Park	5.28	100.00%	5.28	Public
<b>Total Provided Acre Credit:</b>				<b>5.28</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
5.11	5.28	0.00	-0.17	\$198,289	<b>\$0</b>



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

John Wicker, Director

August 16, 2016

Mr. Steven Jones, AICP  
Principal Regional Planning Assistant  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

Dear Mr. Jones:

**VESTING TENTATIVE TRACT MAP (VTTM) 52584 (LOS VALLES)  
PARK AND TRAIL CONDITIONS OF MAP APPROVAL P  
REGIONAL PLANNING MAP DATED JULY 19, 2016**

This letter details the Department of Parks and Recreation (Department)'s park and trail conditions of map approval for the above map.

**PARK CONDITIONS**

As shown in the attached Park Obligation Report, the basic Quimby park land obligation for this proposed residential subdivision is 5.13 net acres (maximum slope 3%). For details, see attached Park Obligation Report and Worksheet. The Subdivider is proposing to include one public park as part of the subdivision: Lot 511 (5.28 net acres). The Department recommends that the Subdivider develop and then convey to the County the public park provided that the site is deemed acceptable after a review of the required submittals listed below. For detailed requirements for pre-public hearing submittals referenced in the following conditions, please refer to the Public Park Checklist of Required Submittals attached to this report.

1. Subdivider shall convey to the County a developed, 5.28 net-acre Public Park ("the Public Park"), shown on Lot 511 within the Vesting Tract Map No. 52584.
2. The Public Park shall contain the following improvements which are listed in the Facility Program that was approved in July 2015: Parking lot, restroom building, children's play areas for ages 2-5 and 5-12, group picnic shelter, walking path, benches, open turf play area, landscaping, and signage.

3. The following off-site improvements to the Public Park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer and telephone).
4. Prior to the Department clearing the first final (unit) map containing housing, Subdivider shall enter into a Park Development Agreement (PDA) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the Public Park in accordance with updated costs estimates for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on November 15, 2011, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW). Bonds may need to be updated prior to construction commencement if contracted construction costs change. For more information, please refer to the link below:  
<http://file.lacounty.gov/bos/supdocs/64684.pdf>.
5. Prior to the Department clearing the first final (unit) map containing housing, and for the Public Park, Subdivider shall submit a critical path method (CPM) schedule ("Park Delivery Schedule"). Said schedule shall include design development submittals and submittals required for the various stages of construction document development, permits and approvals, park construction commencement and completion dates, ALTA title policy, deed preparation and review, and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this condition, the Department shall give written notice to Subdivider requesting submittal of the delinquent schedule update. Notice shall be deemed given when deposited in the U.S. Post Office or reliable over-night courier; postage prepaid, addressed to Subdivider, or by personal delivery to Subdivider's relevant address set forth in the PDA. If the requested update is not received within thirty (30) days after such notice is given, the Department will withhold further clearance of unit maps until the delinquent schedule update is received.

6. Lot 511, Public Park:
  - a. Subdivider shall enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing.
  - b. Subdivider shall commence Public Park construction prior to the County issuing the 200th residential building permit and complete park construction and convey the park to the County 14 months after construction commencement. Commencing when the first residential building permit is issued, Subdivider shall submit monthly reports to the Department that identify for each unit map the number of residential units for which building permits were issued ("permitted units") for the month and cumulative to date, and which relate permitted units to owner, building number, building type (e.g., single family home, condominium, apartment) and lot number. The monthly reports are due on the first County business day of each month until the park is conveyed to the County. Failure to provide the Department with a report or to commence construction prior to the 200th residential building permit, or to convey the park to the County prior to the 400th residential building permit will result in the Department requesting the Department of Public Works, to withhold further issuance of residential building permits until the respective report is received or park construction is commenced, or the park is conveyed to the County.
  - c. Construction commencement is defined as the Subdivider starts precise grading and/or installing utilities for the Public Park.
7. Whenever a final map having multiple residential units on one or more lots is submitted to the Department for clearance, it shall be accompanied by a letter/table signed by the engineer of record identifying each residential lot by the number and amount of residential units organized into the following categories.
  - a. Single-Family (SF) detached units (includes detached condominium product);
  - b. Multi-family dwelling units, <5 units per building (duplex-, tri-plex-, four-plex-, and town-home product types, condominiums and apartments); and
  - c. Multi-Family dwelling units, 5 or more units per building (townhomes, condominiums, apartments).
8. Subdivider shall submit park plans and specifications to the Department for review and approval during the design development stage (100%), fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications shall be in Construction Specification Institute (CSI) 8 ½-inch by 11-inch book format. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the

Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings and specifications. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of the next said stage unless it is determined that the change is significant whereas the construction document would be resubmitted prior to permission by Department for Subdivider to proceed with the next stage. The Public Park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.

9. Subdivider shall obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the Public Park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the Public Park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines. Playground certification shall be met by providing a satisfactory report from a third party independent auditor that holds a current certification as a Playground Safety Inspector in good standing by the National Playground Safety Institute.
10. Subdivider shall designate and identify a project manager who will oversee design and construction of the Public Park. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the Public Park site and the park improvements for inspection purposes and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage

test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

11. Subdivider shall provide the Department with written Notice of Construction Commencement for the Public Park site. Construction Commencement is defined as when the Subdivider starts installing utilities for the Public Park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.
12. Upon Department's Notice of Acceptance of Completed Park Improvements, Subdivider shall provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the Public Park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD format.
13. Subdivider shall convey the Public Park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those not interfering with the use of the property for park or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the Public Park, and shall deliver the recorded deed to the Chief Executive Office - Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.

14. Any major change proposed by the Subdivider to the Public Park's size (not more than a variance of two (2) acres), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by the Department's Design Review Committee, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.

## **TRAIL CONDITIONS**

The Department is requiring the Subdivider to dedicate a sixteen foot wide multi-use (hiking, equestrian, and mountain biking) easement and construct a variable-width seven (7) to ten (10) foot wide trail within said easement. The location of the proposed Hasley Canyon Trail (Trail) alignment, as shown on map is acceptable to the Department.

The Department's trail conditions of map approval are as follows:

1. Subdivider shall dedicate to the County of Los Angeles a sixteen-foot (16') wide Hasley Canyon Multi-Use Trail easement, as shown within the proposed open space lots 524 and 525 on map sheet five (5) of eight (8) and map sheet eight (8) of eight (8).
2. Subdivider is responsible to construct a variable-width seven (7) to ten-foot (10') wide "natural-surface" trail within said easement. See Trail Classification Guidelines for "Natural Trail 1" within Section 4.3.1 of the County of Los Angeles Trails Manual (Trails Manual) at [www.trails.lacounty.gov/Documents](http://www.trails.lacounty.gov/Documents).
3. Full public access shall be provided for the regional multi-use trail.
4. Trail Easement dedications shall be outside the public road right-of-way.
5. Prior to project grading, the Subdivider shall:
  - a. Submit grading plans to the Department with detailed grading information for the Hasley Canyon Trail. The detailed grading information for trail construction shall conform to the County Trails Manual Section 4 and any applicable County codes, but not limited to the following:
    - i. Cross slope gradients not to exceed four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not-to-exceed twelve percent (12%) for more than fifty feet (50').
    - ii. Typical trail section and details to include:

- Width and name of trail
  - Longitudinal (running) gradients
  - Cross slope gradients
- iii. Bush hammer (or equivalent) finish at minimum width of eight (8') feet for roadway trail crossings at all concrete surfaces.
  - iv. Appropriate fencing where deemed necessary, for trail user safety, as approved in writing by the Department.
  - v. Any streetlight pole(s) must have cross-walk activation buttons at two (2) heights to accommodate both pedestrian and equestrian traffic. Request coordination with Public Works to address crosswalk design standards.
  - vi. Any mid-point trail street crossings must be approved by the Department of Public Works.
6. After project and trail grading approvals, but prior to building permit issuance, the Subdivider shall:
    - a. Submit a preliminary construction schedule showing milestones for completing the Trail. Provide updated trail construction schedules to the Department on a monthly basis.
    - b. Stake the centerline of the Trail and then schedule a site meeting with the Department's Trails Section for trail alignment inspection and approval.
  7. Subdivider shall design and construct the specified width of trail within the sixteen foot (16') dedicated easement in a manner consistent with the Trails Manual. The Trails Manual is available online at [www.trails.lacounty.gov/Documents](http://www.trails.lacounty.gov/Documents). Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by the Department.
  8. Subdivider shall notify the Department within five (5) business days of completion of trail construction including installation of all required amenities for a Final Inspection Trail Walk to ensure the Trail has been constructed in compliance with the Trails Manual design guidelines. Any portions of the constructed Trail not approved, shall be corrected and brought into compliance with the trail design guidelines within thirty (30) calendar days. The Subdivider shall then call the Department to schedule another site inspection.

Mr. Steven Jones  
August 16, 2016  
Page 8 of 8

9. Prior to the Department's final acceptance of the constructed trail alignment for the Hasley Canyon Trail, the Subdivider shall:
  - a. Submit electronic copies on CD or DVD (AutoCAD) of the as-built Trail, grading and construction drawings to the Department's Trails Planning Section.
  - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will issue a trail acceptance letter only after receiving: 1) A written request for final trail approval and; 2) As-built trail drawings.

If you have any questions regarding the park conditions, please contact Loretta Quach of my staff at (213) 351-5120 or [lquach@parks.lacounty.gov](mailto:lquach@parks.lacounty.gov). For questions regarding the trail comments, please contact Robert Ettleman at (213) 351-5134 or by e-mail at [rettleman@parks.lacounty.gov](mailto:rettleman@parks.lacounty.gov)

Sincerely,



Kathline J. King  
Chief of Planning

KK:LQ:RE:or 52584 Park and Trail Conditions

#### Attachments

- c: iStar (A. Barrett)  
Land Design Consultants (C. Gilman)  
CEO/RED (R. Hernandez)  
Parks and Recreation (J. Gargan, N. E. Garcia, J. Smith, C. Lau, L. Quach, S. Kleinknecht, J. McCarthy, F. Moreno, R. Ettleman)

Los Angeles County Department of Parks and Recreation

**SUBDIVISION MAP REVIEW  
TENTATIVE MAP STAGE – PRE-PUBLIC HEARING  
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS**

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When proposing a public park, please submit the following items to the Department of Parks and Recreation (Department) for the Department's clearance for the public hearing stage. Include an electronic file (PDF) for each submittal:

- PARK SITE GRADING PLAN** – Provide a small scale (1" = 40') drawing that shows park lot boundary lines and the proposed limits of grading to achieve the level (net acreage: maximum slope 3%) pad upon which the park will be developed. Note the net acreage, the park's lot number, and identify land use adjacent to the park lot. Include a vicinity map insert showing the park in context to the subdivision and the subdivision's surrounding area. This submittal will be used by the Department when developing the Facility Program that will be given to the Subdivider to base the park's schematic design on.
  
- PARK SCHEMATIC DESIGN** – Schematic design at scale 1" = 40' for proposed park(s) showing proposed improvements, their relationships, and space requirements. Submit this plan on sheets 24" x 36" in size or larger and include the following information:
  - Gross Acreage Notation;
  - Net Acreage (maximum slope 3%) Notation and limits of grading line for net acreage;
  - Park Site(s) Lot Number(s)
  - Park Lot Boundary Lines;
  - Layout of Park Improvements;
  - Owner and Consultant/Designer Information and Drawing Date;
  - Pertinent topographical features;
  - Hazard Zone Information (flood plains, seismic set back zones etc.);
  - Easements(s) or Rights-of-Way Lines (including conservation easements) – existing and proposed;
  - Trails and Staging Area(s);
  - Names of Adjacent Streets;
  - Graphic Scale (1" = 40');
  - North Arrow; and
  - Legend of Improvements and Symbols;
  - Parking Space Calculation Table showing: 1) total number of parking spaces required by Section 22.52.1175 of the Los Angeles County Code; 2) total number of parking spaces provided; and 3) number of handicapped accessible spaces.

The Park Schematic Design must be reviewed and approved by the Department's Design Review Committee (DRC).

- PARK EXHIBIT MAP (Include as sheet to the Tentative Map/C.U.P Exhibit A):** This is the DRC-approved Schematic Design converted into a line—preferably CAD—drawing.
  
- PHASING MAP, EXHIBIT & TABLE (Include as a sheet to the Tentative Map)** – Map must show each phase and related unit map numbers. Include a table which shows for each unit map, the number of residential units in column form for each of the following categories:
  - Single-family detached;
  - Multi-family dwelling units, less than 5 units per building;
  - Multi-family dwelling units, 5 or more units per building;
  - Total number of residential units in each column category; and
  - Cumulative total for all units combined (phase-to-phase running total amount of units), and projected recordation dates of each unit map.

Los Angeles County Department of Parks and Recreation

**SUBDIVISION MAP REVIEW  
TENTATIVE MAP STAGE – PRE-PUBLIC HEARING  
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- SCHEMATIC DESIGN LEVEL COST ESTIMATE** – Provide schematic design level cost estimate to design and build the proposed park(s).
- PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)** – Submit one (1) hardcopy of the ESA and a CD-ROM containing the report. The ESA must:
  - Be prepared for each proposed public park site by a State of California Registered Professional Geologist or Registered Civil Engineer;
  - Meet all current Environmental Protection Agency (EPA) requirements;
  - Meet ASTM E1527-05 or current standards; and
  - Be less than one year old.

Submit copies of all existing Phase I, Phase II ESAs, and Phase III Site Remediation Reports for each park site and/or for the proposed land subdivision.
- GEOTECHNICAL REPORT** – The Department will request Public Works' Geotechnical and Engineering Division to review the geotechnical report that the applicant submits to Public Works to determine the geotechnical stability of each proposed park site.
- PRELIMINARY TITLE REPORT** – Submit a preliminary title report on the park site(s) and copies of all existing easements affecting the park site.
- COPIES OF ALL EASEMENT DOCUMENTS AFFECTING PARK SITE(S)** – Submit copies of all recorded easements or other encumbrances affecting the proposed park site(s) with a notation on the Park Exhibit Map stating Subdivider's intent to coordinate the quit claim of particular easements with the Chief Executive Office's Real Estate Division.
- LETTER FROM SCHOOL DISTRICT** (if applicable) – Submit a letter from the school district serving the proposed subdivision that certifies that the school sited adjacent to the proposed public park can meet its recreational requirement without using land dedicated for park purposes.



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

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

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

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

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August 15, 2016

Tentative Tract Map No. 52584-1

Vicinity: Newhall

Tentative Tract Map Date: July 19, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of **Tentative Tract Map 52584-1** based on the use of public water (Los Angeles County Waterworks District No. 36) and public sewer as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

A handwritten signature in black ink, appearing to read "V. Bañada".

**VICENTE C. BAÑADA, REHS**  
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