



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

PROJECT NUMBER

00-136-(5)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 52796
Conditional Use Permit No. 00-136
Oak Tree Permit No. 00-136
Environmental Assessment No. 00-136

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Aidlin General Trust/Lennar Homes of California
Alliance Land Planning and Engineering, Erin Stanley
(agent)

MAP/EXHIBIT DATE:

04/29/15

SCM REPORT DATE:

05/26/15

SCM DATE:

06/04/15

PROJECT OVERVIEW

A clustered single-family residential tract development of lots averaging approximately 8,500 square feet in size. Also proposed is a water tank and pumping station. Project will be served by public water and sewer systems. The site is currently undeveloped and contains oak trees and oak woodland areas.

Subdivision: To create 102 single-family lots, eight (8) open space lots, 10 public facility lots, and one lot for a private fire access road (121 total lots) on 230.5 gross acres.

Density Transfer: To transfer approximately 30 dwelling units from the U-2 land use designation to the HM land use designation as allowed under the policies of the 1990 Santa Clarita Valley Areawide Plan (%SCVAP+).

CUP: For density-controlled development and onsite grading in excess of 100,000 cubic yards.

Oak Tree Permit: For the removal of one oak tree. There is one heritage-status oak tree on site, and it is not proposed to be encroached upon or removed.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee): 8th

LOCATION

South side of Pico Canyon Road, 1.5 miles west of Interstate 5.

ACCESS

Pico Canyon Road (primary), Verandah Court (emergency only)

ASSESSORS PARCEL NUMBER(S)

2826-097-003; 2826-020-020 through -024; 2826-020-030 through -033

SITE AREA

230.5 gross (228.8 net) acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Areawide Plan (%SCVAP+)

(Note: The project is %grandfathered+ under the 1990 SCVAP and is not subject to the new %One Valley, One Vision+[%OVOV+] Plan, which was adopted in 2012.)

ZONED DISTRICT

Newhall

SUP DISTRICT

5th

LAND USE DESIGNATION

HM (Hillside Management)- 196.1 acres
U-2 (Urban 2- 3.4 to 6.6 DU/AC)- 29.7 acres
W (Floodway)- 4.7 acres

ZONE

A-2-2 (Heavy Agricultural- Two Acre Minimum Required Lot Area)

CSD

None

PROPOSED UNITS (DU)	MAX DENSITY/UNITS (DU)	GRADING, CUBIC YARDS (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)
102 (31 within U-2) (71 within HM) (0 within W)	237 (196 within U-2) (41 within HM) (0 within W)	3.2 million combined 1.6 million cut, 1.6 million fill No import or export No offsite grading 300,000 overexcavation

ENVIRONMENTAL DETERMINATION (CEQA)

Environmental review and determination pending completion of an Environmental Impact Report (EIR) for this project.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

SUBDIVISION COMMITTEE STATUS

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

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Revisions to the tentative map, Exhibit "A" and slope map are required. Additional materials must be submitted. Please read below for further details.

Tentative Map:

Clear Hold

1. Recommend replacement of culvert on the emergency access road with a bridge or culvert that is properly sized to meet bankfull width, as requested by the California Department of Fish and Wildlife (CDFW) in their EIR scoping response letter of October 29, 2014.

Exhibit A+:

Clear Hold

2. Any changes to the project design indicated on the tentative map should also be reflected on the exhibit A+.

Oak Tree Permit:

Clear Hold

3. Recommend relocating or redesigning one lot (Lot 49) to avoid an oak tree permit.

Environmental Determination:

Clear Hold

4. An Environmental Impact Report (EIR) is required for the project. Staff is currently performing screen check review on an Administrative Draft EIR.

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 3rd revision and thereafter)
- Any other additional materials requested by the case planner

NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.

The following reports consisting of 19 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk’s Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Furnish Public Works’ Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. Depict all line of sight easements on grading and/or landscaping plans.
11. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Regional Planning and Public Works.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk’s Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. Show open space note on the final map and dedicate residential construction rights over the open space lots.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk’s Office.

16. 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.

HW
Prepared by Henry Wong

Phone (626) 458-4910

Date 05-27-2015

tr52796-rev8.doc
<http://planning.lacounty.gov/case/view/00136/>



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 52796

TENTATIVE MAP DATE: 04/29/15
EXHIBIT MAP DATE: 04/29/15

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

Prior to Improvement Plans Approval:

1. Comply with the requirements of Hydrology/Low Impact Development (LID)/Flood Hazard Analysis, which was conceptually approved on 05/15/15 to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Game.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Corps of Engineers.
5. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.
6. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. Show and label all natural drainage courses.
4. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.
6. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all water quality devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.



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9. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Prior to Improvement Acceptance for Public Maintenance:

1. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7125, should be contacted to obtain required procedures.
2. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Name Ernie Riera Date 05/20/15 Phone (626) 458-4921

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. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively).
2. Provide approval of:
 - a. The latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. The location/alignment and detail/typical sections of any park/trail, as shown on the grading plan, to satisfaction of Department of Parks and Recreational.
 - d. 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 Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
3. Prior to rough grade certification ("approval", J105.7), submit landscape and irrigation plans for each commercial/multi-family/open space lot with slope planting in the land division with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

4. Per County Code Section 12.84.430 ©, comply with USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-009) to the maximum extent practicable.
5. Where applicable, record covenants from offsite property owners accepting flows from on-site drainage alteration.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

6. 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, 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.
7. Record deed restrictions to hold the future owners responsible for maintaining the drainage without obstructing flow from off-site properties.

Name N. Said  Date 05/18/2015 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 52796\GP 52796\2015-04-29 TTR 52796 SUBMITTAL

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map 52796 Tentative Map Dated 4/29/15 (Rev./Exhib.) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 1,300,000 yd³ Location Stevenson Ranch APN _____
Geologist R. T. Frankian & Associates Subdivider Lennar Homes, Inc.
Soils Engineer R. T. Frankian & Associates Engineer/Arch. Alliance

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 2/2/15, 11/12/14, 6/24/14, 6/6/14, 4/2/14, 3/27/14
References: The J. Byer Group: 3/29/01, 6/5/00

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

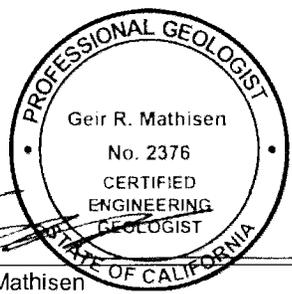
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

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

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS AND CONCRETE.
B. ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL.

Prepared by _____

Jeremy Wan
Soils Section


Geir Mathisen
Geology Section
Date 5/19/15

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way.
3. 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 highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
6. 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 per the current AASHTO.
7. The centerline 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 60 feet to 58 feet of right of way.
8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.

9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six percent.
10. Provide minimum landing area of 200 feet for highways, 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.
11. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.
12. Delineation of the line of sight as shown on the tentative map are not necessarily approved.
13. Provide intersection sight distance for a design speed of:
 - a. 65 mph (715 feet) on Pico Canyon Road from "A" Street (northwesterly direction).
 - b. 35 mph (365 feet) on "C" Street from "A" Street (both direction);
 - c. 35 mph (365 feet) on "D" Street from "A" Street (northwesterly 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 top of curb (TC) or flow line (FL) 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 TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

14. Provide stopping sight distance for a design speed of 40 mph (300 feet) on "A" Street at all points along the curved sections of the local street. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
15. Depict all line of sight easements on the landscaping and grading plans.
16. Prepare detailed 1" = 40' scaled signing and striping plans for Pico Canyon Road abutting this subdivision to the satisfaction of Public Works.

17. Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with Pico Canyon Road, plus additional right of way for corner cutoff to the satisfaction of Public Works.
18. Dedicate right of way 50 feet from the latest I.E.C. approved centerline on Pico Canyon Road per P-map 257.
19. Permission is granted to abandon excess right of way on Pico Canyon Road subject to the dedication of right of way and completion of the proposed improvements on the new Pico Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
20. Dedicate the right to restrict vehicular access to Lots 116 and 117 on Pico Canyon Road.
21. Dedicate right of way 32 feet from centerline on "A" Street.
22. Dedicate right of way 30 feet from centerline on "A" Street west of "C" Street including a standard cul-de-sac bulb, on "B" Street, "C" Street including a standard cul-de-sac bulb, and "D" Street including a standard cul-de-sac bulb.
23. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb on "A" Street west of "B" Street, on "E" Street, and on "F" Street.
24. Construct full-width highway improvements along the property frontage on Pico Canyon Road, including curb, gutter, base, pavement, and full-width sidewalk to the satisfaction of Public Works.
25. Construct curb, gutter, base, pavement, and sidewalk along all interior streets. Permission is not granted to use the alternate street section on the interior streets.
26. Where determined necessary, 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. The wall shall not impede any required line of sight.
27. Remove the existing temporary turnaround on Verandah Court to the satisfaction of Public Works.

28. Construct drainage improvements (and parkway drains, if needed) and offer easements needed for street drainage or slopes to the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection along any sections of highways or streets located within flood plain boundaries or subject to inundation. Adequate freeboard shall also be provided.
29. Construct any new parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA (Americans with Disabilities Act) requirements to the satisfaction of Public Works.
30. Execute a covenant for private maintenance of curb/parkway drains, if any, to the satisfaction of Public Works.
31. Locate all trails to outside of road right of way.
32. Repair any damaged improvements during construction to the satisfaction of Public Works.
33. Plant street trees along the property frontage on Pico Canyon Road and on all interior streets to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
34. 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 the parkway.
35. Provide and install street name signs prior to occupancy of buildings.
36. Comply with the following street lighting requirements or else otherwise modified by Public Works:

- a. Provide LED street lights on concrete poles with underground wiring on all streets and highways within and adjacent to TR 52796 to the satisfaction of the Department of Public Works or as Modified by the Department of Public Works. The LED street lights shall be designed as a County-owned and maintained (LS-2) system. Submit street lighting plans, conduit design, wiring diagrams, and voltage drop calculations along with existing and/or proposed underground utility plans to Traffic and Lighting Division, Street Lighting Section for processing and approval.
- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. Note that the annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and 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.
 - e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
37. Install postal delivery receptacles in groups to serve two or more residential units.
38. 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 to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
39. Comply with the mitigation measures identified in the February 19, 2015 memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.
40. Prior to building permit issuance, pay the fees established by the Board of Supervisors for the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of permit issuance. The current applicable fee is \$2,700 per factored unit and is subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels / property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.

41. If any improvements ultimate improvements are constructed by the subdivider and accepted by the Los Angeles County Department of Public Works or if any fair share payments for ultimate improvement work are made and are included as District improvements in the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District, then the subdivider may be issued credits which may then be used within the District. Reimbursements will only be made on improvements constructed by the subdivider that are included as District improvements and are deemed ultimate improvements (as opposed to interim improvements).

DR

Prepared by Diego Rivera
tr52796r-rev9.doc

Phone (626) 458-4921

Date 05-27-2015



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 19, 2015

IN REPLY PLEASE
REFER TO FILE: T-4

Mr. Daryl Zerfass
Stantec Consulting Services Inc.
38 Technology Drive, Suite 100
Irvine, CA 92618

Dear Mr. Zerfass:

**AIDLIN HILLS - TR 52796
TRAFFIC IMPACT ANALYSIS - NOVEMBER 24, 2014
UNINCORPORATED STEVENSON RANCH AREA**

As requested, we reviewed the Traffic Impact Analysis for the proposed Aidlin Hills project located in the unincorporated Stevenson Ranch area.

We generally agree with the Traffic Impact Analysis that the traffic generated by the project alone will not have a significant impact to County roadways or intersections in the area.

We also generally agree with the Traffic Impact Analysis that the cumulative traffic generated by the project and other related projects will have a significant impact to the intersection listed below. The project shall pay its pro-rata share of the cost for the following recommended improvement prior to issuance of certificate of occupancy.

The Old Road at Stevenson Ranch Parkway

East approach: Two left-turn lanes, two through lanes, and one right-turn lane (convert shared through/right-turn lane to one through lane and one right-turn lane).

The project's pro-rata share contribution is 4 percent.

We recommend the applicant consult with the City of Santa Clarita and State of California Department of Transportation to obtain their concurrence with any potential California Environmental Quality Act impacts within their jurisdictions.

FILE COPY

Mr. Daryl Zerfass
February 19, 2015
Page 2

The project is located within the Lyons/McBean Parkway Bridge and Major Thoroughfare District. Consequently, the project shall pay its share of the Bridge and Major Thoroughfare District fees prior to approval of the final map. Please contact Mr. John Chin of Land Development Division at (626) 458-4918 for the determination and payment of these fees.

If you have any questions regarding the review of this document, please contact Mr. Kent Tsujii of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4776.

Very truly yours,

GAIL FARBER
Director of Public Works



DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

KT:la
P:\ipubl\STUDIES\EIR 14-0065 - TR 52796 Aidlin Hills.docx

bc: Land Development (Narag)

JFP


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 proposed subdivision (PC12218AS, dated 08-12-2014) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. 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. 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.
4. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
5. Outlet approval from the City of Santa Clarita is required for the Sewer improvement plan.

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

1. 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.
2. 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.
3. Submit landscape and irrigation plans for the common area in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
4. 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.
5. Depict all line of sight easements on the landscaping and grading plans.
6. The will serve letter issued by "Valencia Water Company" will expire on 08-15-2016, it is the applicant's sole responsibility to renew the aforementioned in a timely manner (if necessary) prior to public hearing. Failure to do so may cause delays in project approval.



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 52796

MAP DATE: April 29, 2015

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

CONDITIONS OF APPROVAL – ACCESS

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 reciprocal access agreement is required for the proposed Emergency Vehicle Access Road. Submit documentation to the Fire Department for review prior to Final Map clearance.
3. A construct bond is required for the proposed Emergency Vehicle Access Road. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
4. The future Homeowners Association as a result of this development is responsible for the maintenance of the Emergency Vehicle Access Road and any associate vehicular gates. Language related to the maintenance of the Emergency Vehicle Access Road shall be incorporated into the CC&R. A copy of the language shall be submitted to the Fire Department for review and acceptance prior to Final Map clearance.
5. The Emergency Vehicle Access Road shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.
6. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
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PROJECT: TR 52796

MAP DATE: April 29, 2015

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7. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 8. The proposed Emergency Vehicle Access Road shall provide a minimum paved width of 24 feet, maintain a minimum brush clearance of 10 feet on each side of the 30 feet easement, comply with all the Fire Department driveway standard (gradients, turning radii, etc) and be capable to support a live load of 75,000 pounds. Verification for compliance will be performed during the architectural plan review prior to building permit issuance and prior to occupancy.
 9. All 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 and prior to occupancy.
 10. 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 and prior to occupancy.
 11. All proposed gates, both vehicular and pedestrian gates, shall comply with the County of Los Angeles Fire Code and the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance and prior to occupancy.
 12. The Emergency Vehicle Access Road shall be posted with approved signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.



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 52796

MAP DATE: April 29, 2015

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13. 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.

CONDITIONS OF APPROVAL - WATER

1. Install **9** public fire hydrants as noted on the Exhibit Map.
Location: AS PER MAP FILED IN OUR OFFICE.
2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. The required fire flow from the public fire hydrant 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.
4. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
5. 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.
6. 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 striping shall be required prior to occupancy.
7. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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

Reviewed by: Juan Padilla

Date: May 26, 2015



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

June 4, 2015

TO: Tyler Montgomery
Department of Regional Planning

FROM: Kathline J. King *K. King*
Chief of Planning

SUBJECT: **TRAIL REVIEW FOR REVISED VESTING TENTATIVE TRACT MAP NO. 52796
(MAP STAMPED BY REGIONAL PLANNING ON APRIL 28, 2015)**

The Department of Parks and Recreation (Department) has completed the trail review for Vesting Tentative Tract Map No. 52796 dated April 28, 2015. The Applicant is required to dedicate a variable width twelve foot (12') to twenty foot (20') variable-width multi-use (hiking, mountain biking, and equestrian) trail easement designated as the "Pico Canyon Trail" and trail construction in a manner consistent with the County of Los Angeles Trails Manual.

The Department has placed a HOLD on the map due to unforeseen circumstances regarding the proposed Pico Canyon Trail alignment within adjacent TR61996 (Legacy Village), which may result in a trail re-alignment within both TR61996 and TR52796. Hold (HOLD) appears before items pending.

Because of the necessity to show the trail alignment and other related information as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the tentative map, prior to final map recordation.

 X (HOLD) Proposed Pico Canyon Trail alignment within TR52796 may need to be modified, due to unforeseen circumstances with proposed trail alignment in TR61996 (Legacy Village).

 X Please contact Park Planner to continue discussing possible trail re-alignment options.

Map Revisions

1. Map revisions may result from TR61996 trail alignment review.

For questions or concerns regarding the preferred location of the trail alignment and/or any trail related inquiries, please contact Mr. Robert Ettleman, Park Planner, by phone at (213) 351-5134 or by e-mail at rettleman@parks.lacounty.gov.

KK/FM/RE:TR52796_2015

c: Parks and Recreation (K. King, C. Lau, F. Moreno, R. Ettleman, O. Ruano)

Planning and Development Agency • 510 South Vermont Ave • Los Angeles, CA 90020-1975 • (213) 351-5198



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



PARK OBLIGATION REPORT

Tentative Map #	52796	DRP Map Date:	04/29/2015	SCM Date:	06/04/2015	Report Date:	05/26/2015
Park Planning Area #	35A		NEWHALL / VALENCIA			Map Type:	REV. (REV RECD)

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:	1.03
IN-LIEU FEES:	\$329,185

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$329,185 in-lieu fees.

Trails:

See also attached Trail Report. Pico Canyon Trail

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*
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	52796	DRP Map Date:	04/29/2015	SMC Date:	06/04/2015	Report Date:	05/26/2015
Park Planning Area #	35A		NEWHALL / VALENCIA			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) 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	3.36	0.0030	102	1.03
M.F. < 5 Units	2.27	0.0030	0	0.00
M.F. >= 5 Units	2.26	0.0030	0	0.00
Mobile Units	1.55	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				1.03

Park Planning Area = **35A NEWHALL / VALENCIA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.03	\$319,597	\$329,185

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
1.03	0.00	0.00	1.03	\$319,597	\$329,185



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

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

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

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May 15, 2015

Tentative Tract Map No. 52796

Vicinity: Santa Clarita

Tentative Tract Map Date: April 29, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 52796** based on the use of public water (Valencia Water Company) and public sewer (Los Angeles County Sanitation District No. 32) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

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M.T