



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

PROJECT NUMBER

00-136

HEARING DATE

Holds -- **TBD**

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 52796
Local Plan Amendment No. 00-136
Zone Change No. 00-136
Conditional Use Permit No. 00-136
Oak Tree Permit No. 00-136
Environmental Assessment No. 00-136

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Joseph Aidlin

MAP/EXHIBIT DATE:

07-03-2013

SCM REPORT DATE:

08-01-2013

SCM DATE:

08-15-2013

PROJECT OVERVIEW

102 SINGLE-FAMILY LOTS, 9 OPEN SPACE LOTS, 5 PUBLIC FACILITY LOTS ON ±229.59 GROSS (±224 NET) ACRES.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 5th Revision: Additional Revisions (requires a fee):

LOCATION

26300 Pico Canyon Road, Santa Clarita Valley

ACCESS

Pico Canyon Road (existing) & Verandah Court (proposed)

ASSESSORS PARCEL NUMBER(S)

2826-020-033, 2826-020-021, 2826-020-020, 2826-020-022, 2826-020-024, 2826-020-032, 2826-020-030, 2826-097-003, 2826-020-023

SITE AREA

±229.59 GROSS (±224 NET)

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan (SCVAP) (filed before OVOV)

ZONED DISTRICT

Newhall

SUP DISTRICT

5

LAND USE DESIGNATION

HM – Hillside Management, U2 – Urban 2 (3.4-6.6 du/ac), W - Floodway

ZONE

A-2-2 Heavy Agricultural, (2 acre min. lot area)

PROPOSED UNITS (DU/AC)

102 (du/ac)

MAX DENSITY/UNITS (DU/AC)

TBD – updated slope map req'd

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Environmental impact report required; initial study to be completed prior to NOP.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

SUBDIVISION COMMITTEE STATUSTentative Map Revision Required: Reschedule for Subdivision Committee Meeting: Exhibit Map/Exhibit "A" Revision Required: Reschedule for Subdivision Committee Reports Only: Revised Application Required: Other Holds (see below): **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

These comments are preliminary and subject to change pending additional review.

Staff recommends redesign to reduce the development footprint and impact to hillside and ecological resources. Design recommendations will be given once staff has additional information pertaining to the site's resources. Per the SCVAP, density transfer is not permitted to areas of a project site predominantly in excess of 50% natural slope.

Preliminary Design Comments:

- Reduce lot sizes to 5,000 square feet to reduce impact to hillsides and ecological resources.

Tentative Map:

- The lot lines should be clearly distinguishable from the proposed grading.

Exhibit "A":

- Depict plan boundaries
- Include grading information including: cut and fill, import and export, amount of over-excavation and re-compaction and any remedial earthwork.
- Ensure that all lots have street frontage.
- The lot lines should be clearly distinguishable from the proposed grading.
- Verify that phasing is proposed and that each phase will have the required open space.
- Please note that private yards should be excluded from open space calculation.

Oak Tree Exhibit:

- Oak tree and oak woodlands exhibit.
 - Show the protected zone of all oak trees on your property and on the adjacent property. The "protected zone," means the area within the dripline of an oak tree and extending therefrom to a point at least five feet outside the dripline, or 15 feet from the trunks of a tree, whichever distance is greater. If any encroachments are proposed within this area, an oak tree permit will be required.
 - Show all trees greater than 5" diameter breast height (4.5' above ground).
 - Delineate the oak woodlands boundary using the methodology shown in the *Los Angeles County Oak Woodlands Conservation Management Plan* (page 50): http://planning.lacounty.gov/assets/upl/project/oakwoodlands_conservation-management-plan.pdf

Slope Density Analysis:

- A revised slope density map is required. Your application package references a slope map, but one was not provided.
- Clarify the reference to "U2" formerly "W" on the existing slope map.
- Consult with staff prior to submittal.

Additional Required Entitlements:

- A CUP is required for grading (on-site transport) in the A-2 zone.
- A CUP is required for density-controlled development.

Administrative:

- A plan amendment and zone change may not be required based on the current proposal. Lot sizes may be modified through the density controlled development CUP. If these entitlements are not required, these fees may be partially transferred to the draw-down accounts for the tract map or environmental impact report.
- If flag lots are proposed, you must complete the Flag Lot Burden of Broof. Verify access requirements with Fire.

Other:

- An Environmental Impact Report (EIR) is required.
- The initial study must be completed to determine which items on the initial study checklist will need to be evaluated in the EIR.

- A scoping meeting is required.
- Staff will provide you with a third party agreement. The third party will act on behalf of the County to prepare the environmental documents.
- Biological (preliminary)
 - Attached (see Attachment A) is a list of special-status species for the Wickham Canyon area to be considered in the analysis of the project. It includes California Natural Diversity Database (CNDDB) and California Native Plant Society (CNPS) reported species from the area and surrounding USGS quads. It also includes species from the Los Angeles Audubon list of sensitive bird species (available here: <http://losangelesaudubon.org/index.php/conservation-a-restoration-mainmenu-82/sensitive-species-report-mainmenu-150>).
 - Analysis of biological impacts should take into consideration issues identified in the Newhall Ranch, Westridge, Stevenson Ranch and Lyon's Canyon EIRs. Based on preliminary review, particular concerns will likely include:
 - wildlife movement in and around these projects and accommodation of other planning efforts for the preservation of wildlife movement—especially routes leading to the Salt Creek and Newhall High Country areas and any other preserved open space included in previously approved projects,
 - oak tree and woodland impacts (for more information, see: <http://planning.lacounty.gov/oakwoodlands/background>), and
 - sensitive species impacts—especially for San Fernando Spineflower which is on Newhall Ranch and may have been undetected on other approved project sites prior to its rediscovery on Newhall and which could be on this site as well general wildlife habitat impacts and cumulative loss in the Santa Clarita area.
 - Up-to-date surveys for floristics (*spring surveys*), vegetation, and jurisdictional delineations are required. Any focused special-status species surveys should be no more than 2 years old.
 - A fuel modification plan is required to determine development footprint.
 - The project is located within a state responsibility area. Verify setback requirements with the Fire Department.
 - The bridge should allow for wildlife passage.
 - Proposed landscaping should not include species listed on the County's invasive species list (see Attachment B).
- Land Use (preliminary)
 - A thorough analysis of applicable SCVAP policies (pgs 12-31) should be included in the relevant EIR sections and/or Land Use section of the EIR. Applicable policies include:
 - LUE 1.2, 1.3, 1.4, 1.5, 2.1, 2.2, 2.3, 2.4, 2.5, 2.7, 3.1, 3.2, 5.1, 5.2, 5.4, 5.5, 11.1, 11.2, 14.1;
 - CDE 2.1, 3.2, 3.4, 3.5, 3.7
 - PSFE 1.1, 1.2, 2.1, 2.2, 3.1, 3.2
 - ERME 1.1, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.1, 2.2, 2.3, 3.1, 3.2, 3.3, 4.1, 4.2, 4.2, 4.3, 5.1, 5.6, 6.2, 6.3, 6.4, 6.5, 6.6, 7.3, 7.4, 7.5
 - SE 2.1, 3.1, 3.2, 3.3,
 - ECE 1.1, 1.2, 1.3, 1.4, 1.5, 2.1, 3.1
 - A thorough analysis of the SCVAP General Conditions for Development (Hillside Development) (pgs. 43-46) should be included.

Plants

Braunton's milk-vetch (*Astragalus brauntonii*)
 Nevin's barberry (*Berberis nevinii*)
 round-leaved filaree (*California macrophylla*)
 Peirson's morning-glory (*Calystegia peirsonii*)
 San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*)
 Santa Susana tarplant (*Deinandra minthornii*)
 slender-horned spineflower (*Dodecahema leptoceras*)
 Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*)
 many-stemmed dudleya (*Dudleya multicaulis*)
 Palmer's grapplinghook (*Harpagonella palmeri*)
 Newhall sunflower (*Helianthus inexpectatus*)
 Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*)
 Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*)

Davidson's bush-mallow (*Malacothamnus davidsonii*)
 white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*)
 spreading navarretia (*Navarretia fossalis*)
 Ojai navarretia (*Navarretia ojaiensis*)
 Piute Mountains navarretia (*Navarretia setiloba*)
 short-joint beavertail (*Opuntia basilaris* var. *brachyclada*)
 chaparral ragwort (*Senecio aphanactis*)
 Greata's aster (*Symphyotrichum greatae*)
 slender mariposa-lily (*Calochortus clavatus* var. *gracilis*)
 late-flowered mariposa-lily (*Calochortus fimbriatus*)
 Plummer's mariposa-lily (*Calochortus plummerae*)
 chaparral nolina (*Nolina cismontana*)
 California Orcutt grass (*Orcuttia californica*)

Animals

California red-legged frog (*Rana draytonii*)
 western spadefoot (*Spea hammondi*)
 silvery legless lizard (*Anniella pulchra pulchra*)
 coastal whiptail (*Aspidoscelis tigris stejnegeri*)
 coast horned lizard (*Phrynosoma blainvillii*)
 two-striped garter snake (*Thamnophis hammondi*)
 Cooper's hawk (*Accipiter cooperii*)
 southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)
 grasshopper sparrow (*Ammodramus savannarum*)
 golden eagle (*Aquila chrysaetos*)
 Bell's sage sparrow (*Artemisospiza belli belli*)
 burrowing owl (*Athene cunicularia*)
 cactus wren (*Campylorhynchus brunneicapillus*)
 turkey vulture (*Cathartes aura*)
 Swainson's thrush (*Catharus ustulatus*)
 lesser nighthawk (*Chordeiles acutipennis*)
 olive-sided flycatcher (*Contopus cooperi*)
 yellow warbler (*Dendroica petechia*)
 white-tailed kite (*Elanus leucurus*)
 gray flycatcher (*Empidonax wrightii*)
 horned lark (*Eremophila alpestris*)
 prairie falcon (*Falco mexicanus*)
 greater roadrunner (*Geococcyx californianus*)
 California condor (*Gymnogyps californianus*)
 bald eagle (*Haliaeetus leucocephalus*)
 yellow-breasted chat (*Icteria virens*)
 Scott's oriole (*Icterus parisorum*)
 loggerhead shrike (*Lanius ludovicianus*)
 Lincoln's sparrow (*Melospiza lincolni*)

sage thrasher (*Oreoscoptes montanus*)
 savannah sparrow (*Passerculus sandwichensis*)
 hairy woodpecker (*Picoides villosus*)
 summer tanager (*Piranga rubra*)
 California gnatcatcher (*Polioptila californica*)
 vesper sparrow (*Pooecetes gramineus*)
 mountain bluebird (*Sialia currucoides*)
 California least tern (*Sternula antillarum browni*)
 spotted owl (*Strix occidentalis*)
 western meadowlark (*Sturnella neglecta*)
 Bell's vireo (*Vireo belli*)
 gray vireo (*Vireo vicinior*)
 Wilson's warbler (*Wilsonia pusilla*)
 yellow-headed blackbird (*Xanthocephalus xanthocephalus*)
 pallid bat (*Antrozous pallidus*)
 spotted bat (*Euderma maculatum*)
 western mastiff bat (*Eumops perotis californicus*)
 silver-haired bat (*Lasionycteris noctivagans*)
 hoary bat (*Lasiurus cinereus*)
 San Diego black-tailed jackrabbit (*Lepus californicus bennettii*)
 California leaf-nosed bat (*Macrotus californicus*)
 San Diego desert woodrat (*Neotoma lepida intermedia*)
 southern grasshopper mouse (*Onychomys torridus ramona*)
 Los Angeles pocket mouse (*Perognathus longimembris brevinasus*)

Attachment B - Invasive and Flammable Plants List

INVASIVE and FLAMMABLE * PLANTS in LOS ANGELES COUNTY

****DO NOT USE THESE PLANTS FOR LANDSCAPING****

Alphabetical by common name

<u>Common name</u>	<u>Species</u>
Acacia, Bailey; Cootamundra Wattle	Acacia baileyana
Acacia, Blackwood	Acacia melanoxylon
Acacia Wattle; Coastal Wattle	Acacia cyclops
Acacia; Golden Wattle	Acacia pycnantha
Acacia, Plume; Albizia; Stink bean	Albizia lophantha
Acacia, Star; Prickly Moses	Acacia verticillata
Acacia, Silver Wattle	Acacia dealbata
African Daisy, Cape Marigold	Dimorphotheca sinuata
Ailanthus, Tree of Heaven	Ailanthus altissima
Albizia, Plume acacia; Stink bean	Albizia lophantha
Algerian ivy	Hedera canariensis
Artichoke Thistle	Cynara cardunculus
Arundo; Giant Cane	Arundo donax
Asparagus, Smilax; Bridal Creeper	Asparagus asparagoides
Australian Cheesewood, Victorian box	Pittosporum undulatum
Australian Saltbush	Atriplex semibaccata
Bailey Acacia; Cootamundra Wattle	Acacia baileyana
Black Locust	Robinia pseudoacacia
Blackwood Acacia	Acacia melanoxylon
Bladder Senna	Colutea arborescens
Blue gum, Tasmanian blue gum	Eucalyptus globulus
Blue Passion Vine	Passiflora caerulea
Brazilian Pepper Tree	Schinus teribinthifolius
Bridal Broom	Retama monosperma
Bridal Creeper, Smilax Asparagus	Asparagus asparagoides
Broom	Cytisus spp.
Broom, Bridal	Retama monosperma
Broom, French	Genista monspessulana
Broom, Portuguese	Cytisus striatus
Broom, Scotch	Cytisus scoparius
Broom, Spanish	Spartium junceum
Box, Victorian; Cheesewood, Australian	Pittosporum undulatum
Buckwheat, Common	Eriogonum fasciculatum
Butterfly bush, Summer lilac	Buddleja davidii
California Pepper Tree	Schinus molle
California Sagebrush	Artemisia californica
Canary Island Date Palm	Phoenix canariensis
Cape Honeysuckle	Tecoma capensis
Cape Ivy, German Ivy	Delairea odorata
Cape plumbago	Plumbago auriculata
Capeweed	Arcotheca calendula
Castor Bean	Ricinus communis
Chamise	Adenostoma fasciculatum
Cheesewood, Australian; Victorian box	Pittosporum undulatum
Cheesewood, Japanese; Mock Orange	Pittosporum tobira
Chinese elm; Siberian elm	Ulmus parvifolia
Coastal Wattle, Acacia Wattle	Acacia cyclops
Common fig; Edible fig	Ficus carica
Crystalline Iceplant	Mesembryanthemum crystallinum
Cypress	Cupressus sp.(except C.macrocarpa)ons)
Dumb Cane, Giant Cane	Arundo donax
Elm, Chinese; Siberian elm	Ulmus parvifolia
English Ivy	Hedera helix
English walnut	Juglans regia
Eucalyptus, Blue Gum; Tasmanian blue g	Eucalyptus globulus
Eucalyptus, Lemon scented Gum	Eucalyptus citriodora
Eucalyptus, Red Gum	Eucalyptus camaldulensis
Eucalyptus, Red Ironbark	Eucalyptus sideroxylon
Fennel	Foeniculum vulgare
Fig, Common; Edible fig	Ficus carica
French Broom	Genista monspessulana
Golden Wattle	Acacia pycnantha
Grass, Fountain	Pennisetum setaceum (+any cultivar)
Grass, Jubata	Cortaderia jubata
Grass, Kikuyu	Pennisetum clandestinum
Grass, Mexican Feather	Nassella tenuissima
Grass, Pampas	Cortaderia seloana
Gum, Blue; Tasmanian blue gum	Eucalyptus globulus
Gum, Lemon scented	Eucalyptus citriodora
Gum, Red	Eucalyptus camaldulensis
Gum, Tasmanian Blue; Blue gum	Eucalyptus globulus

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Alphabetical by specific name

<u>Common name</u>	<u>Species</u>
Bailey Acacia; Cootamundra Wattle	Acacia baileyana
Coastal Wattle, Acacia Wattle	Acacia cyclops
Silver Wattle	Acacia dealbata
Blackwood Acacia	Acacia melanoxylon
Golden Wattle	Acacia pycnantha
Prickly Moses, Star acacia	Acacia verticillata
Chamise*	Adenostoma fasciculatum*
Red shank*	Adenostoma sparsifolium*
Ailanthus, Tree of Heaven	Ailanthus altissima
Albizia, Plume acacia; Stink bean	Albizia lophantha
Capeweed	Arcotheca calendula
California Sagebrush*	Artemisia californica*
Dumb Cane, Giant Cane	Arundo donax
Bridal Creeper, Smilax Asparagus	Asparagus asparagoides
Australian Saltbush	Atriplex semibaccata
Butterfly bush, Summer lilac	Buddleja davidii
Sea Fig, Ice Plant	Carpobrotus chilensis
Hottentot Fig, Ice Plant	Carpobrotus edulis
Bladder Senna	Colutea arborescens
Jubata grass	Cortaderia jubata
Pampas grass	Cortaderia seloana
Cypress*	Cupressus sp.* (except C.macrocarpa)
Artichoke Thistle	Cynara cardunculus
Scotch Broom	Cytisus scoparius
Broom	Cytisus spp.
Portuguese Broom	Cytisus striatus
Cape Ivy, German Ivy	Delairea odorata
African Daisy, Cape Marigold	Dimorphotheca sinuata
Russian Olive	Eleagnus angustifolia
Common Buckwheat	Eriogonum fasciculatum
Red Gum	Eucalyptus camaldulensis
Lemon scented gum	Eucalyptus citriodora
Blue gum, Tasmanian blue gum	Eucalyptus globulus
Red Ironbark	Eucalyptus sideroxylon
Common fig; Edible fig	Ficus carica
Fennel	Foeniculum vulgare
French Broom	Genista monspessulana
Algerian ivy	Hedera canariensis
English Ivy	Hedera helix
Yellowflag Iris	Iris pseudacorus
Italian jasmine	Jasminum humile
English walnut	Juglans regia
Junipers*	Juniperus spp.* (exceptions)
Japanese privet	Ligustrum japonicum
Lantana	Lantana
Osage orange	Maclura pomifera
Crystalline Iceplant	Mesembryanthemum crystallinum
Myoporum	Myoporum laetum
Mexican Feathergrass	Nassella tenuissima
Tree tobacco	Nicotiana glauca
Jerusalem Thorn, Mexican Palo Verde	Parkinsonia aculeata
Blue Passion Vine	Passiflora caerulea
Kikuyugrass	Pennisetum clandestinum
Fountain grass	Pennisetum setaceum (+any cultivar)
Canary Island Date Palm	Phoenix canariensis
Pine*	Pinus sp. *
Japanese Cheesewood, Mock Orange	Pittosporum tobira
Australian Cheesewood, Victorian box	Pittosporum undulatum
London plane tree	Platanus acerifolia
Cape plumbago	Plumbago auriculata
Oak	Quercus spp. (non-native)
Bridal Broom	Retama monosperma
Castor Bean	Ricinus communis
Black Locust	Robinia pseudoacacia
White willow	Salix alba
Weeping willow	Salix babylonica
Sage *	Salvia sp. (native *)
California Pepper Tree	Schinus molle
Brazilian Pepper Tree	Schinus teribinthifolius
Spanish Broom	Spartium junceum
Salt Cedar; Tamarisk	Tamarix spp.

INVASIVE and FLAMMABLE * PLANTS in LOS ANGELES COUNTY

****DO NOT USE THESE PLANTS FOR LANDSCAPING****

Alphabetical by common name

<u>Common name</u>	<u>Species</u>
Honeysuckle, Cape	Tecoma capensis
Hottentot Fig, Ice Plant	Carpobrotus edulis
Ice Plant; Hottentot Fig	Carpobrotus edulis
Ice Plant; Sea Fig	Carpobrotus chilensis
Iceplant, Crystalline	Mesembryanthemum crystallinum
Iris, Yellowflag	Iris pseudacorus
Italian jasmine	Jasminum humile
Ivy, Algerian	Hedera canariensis
Ivy, Cape; German Ivy	Delairea odorata
Ivy, English	Hedera helix
Ivy, German; Cape Ivy	Delairea odorata
Japanese Cheesewood, Mock Orange	Pittosporum tobira
Japanese privet	Ligustrum japonicum
Jasmine, Italian	Jasminum humile
Jerusalem Thorn, Mexican Palo Verde	Parkinsonia aculeata
Jubata Grass	Cortaderia jubata
Juniper	Juniperus spp.(exceptions)
Kikuyu grass	Pennisetum clandestinum
Lantana	Lantana
Lemon scented gum	Eucalyptus citriodora
Locust, Black	Robinia pseudoacacia
London plane tree	Platanus acerifolia
Mexican Fan Palm	Washingtonia robusta
Mexican Feathergrass	Nassella tenuissima
Mock Orange; Japanese Cheesewood	Pittosporum tobira
Myoporum	Myoporum laetum
Nasturtium	Tropaeolum majus
Oak	Quercus spp. (non-native)
Olive, Russian	Eleagnus angustifolia
Orange, Osage	Maclura pomifera
Osage orange	Maclura pomifera
Palm, Canary Island Date	Phoenix canariensis
Palm, Mexican Fan	Washingtonia robusta
Pampas grass	Cortaderia seloana
Passion Vine, Blue	Passiflora caerulea
Pepper Tree, Brazilian	Schinus teribinthifolius
Pepper Tree, California	Schinus molle
Periwinkle	Vinca major
Pine	Pinus sp. (exceptions)
Plane tree, London	Platanus acerifolia
Plumbago, Cape	Plumbago auriculata
Portuguese Broom	Cytisus striatus
Prickly Moses, Star acacia	Acacia verticillata
Red Gum	Eucalyptus camaldulensis
Red Ironbark	Eucalyptus sideroxylon
Red shank	Adenostoma sparsifolium
Russian Olive	Eleagnus angustifolia
Sagebrush, California	Artemisia californica
Salt Cedar; Tamarisk	Tamarix spp.
Saltbush, Australian	Atriplex semibaccata
Scotch Broom	Cytisus scoparius
Sea Fig, Ice Plant	Carpobrotus chilensis
Senna, Bladder	Colutea arborescens
Silver Wattle	Acacia dealbata
Spanish Broom	Spartium junceum
Sycamore: London Plane Tree	Platanus acerifolia
Tamarisk; Salt Cedar	Tamarix spp.
Tobacco, Tree	Nicotiana glauca
Tree tobacco	Nicotiana glauca
Vinca; Periwinkle	Vinca major
Walnut, English	Juglans regia
Wattle, Cootamundra; Bailey Acacia	Acacia baileyana
Wattle, Coastal; Acacia Wattle	Acacia cyclops
Wattle, Golden	Acacia pycnantha
Wattle, Silver	Acacia dealbata
Weeping willow	Salix babylonica
White willow	Salix alba
Willow, Weeping	Salix babylonica
Willow, White	Salix alba
Yellowflag Iris	Iris pseudacorus

****DO NOT USE THESE PLANTS FOR LANDSCAPING****

Alphabetical by specific name

<u>Common name</u>	<u>Species</u>
Cape Honeysuckle	Tecoma capensis
Nasturtium	Tropaeolum majus
Chinese elm; Siberian elm	Ulmus parvifolia
Periwinkle	Vinca major
Mexican Fan Palm	Washingtonia robusta

* species is flammable; must be at least 30 ft. from any structure and other flammable species

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) An approved hydrology report. Please see attached Hydrology review sheet (Comments 1 and 3) for requirements.
- (2) Please see attached Hydrology review sheet (Comments 4 to 7) for requirements.
- (3) An approved geotechnical report. Please see attached Geologic review sheet for requirements.
- (4) As previously requested, provide an updated soils report. Please see attached Soils review sheet for requirements.
- (5) Please see attached Grading review sheets (Comment 2) for requirements.
- (6) As previously requested, an approved revised traffic study. Please see attached Road review sheets (Comment 1) for requirements.
- (7) As previously requested, an approved 100-foot-scale conceptual striping plan for Pico Canyon Road. Please see attached Road review sheets (Comment 2) for requirements.
- (8) As previously requested, provide proof that the subdivider can obtain the necessary off-site easement and/or right of way. Please see attached Road review sheets (Comment 3) for requirements.
- (9) Obtain location, span and clearance approval from the Storm Drain and Hydrology Section. Please see attached Road review sheets (Comment 4) for requirements.
- (10) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for requirements.
- (11) Obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for requirements.
- (12) Provide a will serve letter for the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.

- (13) A revised tentative map and a revised exhibit map are required to show the following additional items:
- a. If applicable, call out the proposed gated entrances, and provide a typical gate entry. Label all streets beyond the gated entrances as private and future street. Extend lot lines to the center of private and future streets or provide separate lots for private and future streets.
 - b. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - c. Please see attached Hydrology review sheet (Comment 2) for requirements.
 - d. Please see attached Grading review sheets (Comment 1) for requirements.
 - e. Please see attached Road review sheets (Comment 5) for requirements.
 - f. Please see attached Sewer review sheet (Comment 3) for requirements.
 - g. Please see attached Water review sheet (Comment 2) for requirements.

HW
Prepared by John Chin
tr 52796-rev5.doc
<http://planning.lacounty.gov/case/view/00-136/>

Phone (626) 458-4918

Date 07-30-2013



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT NO. 52796

TENTATIVE MAP DATED 07/03/13
EXHIBIT MAP 07/03/13

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing and calling out all debris desilting areas and desilting drainage devices. Identify whether publicly or privately maintained.
3. A water quality section of the Hydrology Report is required to address the water quality of the storm water runoff.
4. Mitigate portions of the property with proposed improvements that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
5. Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required prior to Drainage Concept approval.
6. Prior to tentative map approval for drainage, submit easement documents for all proposed offsite publicly maintained facilities.
7. Prior to tentative map approval for drainage, submit recorded covenants for offsite impacts.

Reviewed by



Ernesto J Rivera

Date 07/29/13 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
_ Geologist
_ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 52796
SUBDIVIDER Aidlin
ENGINEER Hall & Foreman
GEOLOGIST The J. Byer Group
SOILS ENGINEER The J. Byer Group

TENTATIVE MAP DATED 7/3/13 (Rev.)
LOCATION Stevenson Ranch
REPORT DATE 3/29/01, 6/5/00
REPORT DATE 3/29/01, 6/5/00

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

1. Provide a geotechnical report that addresses the revised tentative map. Use the latest version of the tentative map as a base for the geotechnical map.
2. The report must also address applicable questions from prior geology review dated 7/11/01. Note: the lot numbers referenced in that review have been changed on the revised map.
3. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.
4. The Soils Engineering review dated 7-29-13 is attached.

NOTE Provide a copy of this review with your resubmittal

Prepared by  Reviewed by _____ Date 7/25/13
Charles Nestle

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
Job Number LX001129 / A866
Sheet 1 of 1

Tentative Map (Tract) 52796
Location Stevenson Ranch
Developer/Owner Aidlin
Engineer/Architect Hall & Foreman
Soils Engineer The J. Byer Group (JB 17826-I)
Geologist The J. Byer Group

DISTRIBUTION:

1 Drainage
1 Grading
1 Geo/Soils Central File
 District Engineer
 Geologist
1 Soils Engineer
1 Engineer/Architect

Review of:

Tentative Map Tract and Exhibit Dated By Regional Planning 7/3/13 (rev.)
Soils Engineering and Geology Reports Dated 3/29/01, 6/5/00
Previous Review Sheet Dated 6/15/05

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

1. In accordance with Sections 21.40.040 and 21.40.080 of Title 21- Los Angeles County Subdivision Code, geotechnical reports and addenda shall be submitted in a complete text searchable electronic format. The electronic version shall be in Adobe® Portable Document Format (PDF) presented on a compact disc. The licensee's seal, signature, license number, date of registration expiration, and date of signing are required to be part of the electronic submittal. Two hardcopies of reports and addenda shall accompany the electronic submittal. This project cannot be approved until the requirement for the electronic submittal has been met.

As previously requested:

2. Provide an updated soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/Manual.pdf>
3. Specify the corresponding horizontal distance for the anticipated maximum differential seismically induced settlement.
4. Recommend mitigation for all areas subject to excessive settlements and/or ground manifestations.
5. Show the following on the geotechnical map:
 - a. Approximate limits and depth of removal and recompaction of slide debris/unsuitable soils.
 - b. Grading required for construction of all stabilization fills.
 - c. All recommended mitigation measures, as necessary.
6. Requirements of the Geology Section are attached.
7. Include a copy of this review sheet with your response.

Prepared by _____ Date 7/29/13



Please complete a Customer Service Survey at <http://dpw.lacounty.gov/ags/csd/survey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\amerub\Development Review\Soils Review\Jeremy\TR 52796 - Stevenson Ranch - TTM-NA - 8.doc

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Benchmark information: select BM that is recently updated by the County of LA.
 - b. Avoid locating the Fee Title Lot line in a middle of a slope, e.g. debris basin e/o Lot 52. Keep the slope outside the lot as much as possible.
 - c. Toe of slope ascending in the backyard of Lot 46 must be pulled back out of the lot limit. Also protect all lots of flow from such slopes.
 - d. **All** retaining walls should be labeled and dimensioned with the height at the tallest point in the wall and any points where the height changes.
 - e. Show with elevation and contour lines the offsite existing condition (lots and streets) that will be daylighted by the proposed onsite improvements, e.g. at TR easterly boundary at A Street. For example, show deference of elevation between Lot 47 and offsite existing Lot elevation.
 - f. On street sections, provide hinge points min. 3' behind R/W. Provide slough wall at toe of slopes that are 5 feet or higher and abutting the sidewalk. Show on the street section.
 - g. Slope set back as required per grading ordinance (J108), e.g. slope above Lot 57.
 - h. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned.
 - i. Reconcile grading quantities shown on the tentative map and subdivision application (grading quantities shall include cut, fill, and over-excavation). If the grading information on the subdivision application is incorrect, resubmit a revised application.

- j. Indicate maintenance responsibilities for all drainage devices.
 - k. Indicate maintenance responsibilities for all slopes to be landscaped per grading ordinance (J110)
2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said NS Date 7/18/2013 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Denial (01-20-09).doc

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) As previously requested, an approved revised traffic study is required prior to tentative map approval. Based on the approved traffic study, a revised tentative map and/or conceptual signing and striping plan may be required. Please contact Jeff Pletyak of our Traffic and Lighting Division at (626) 300-4721 for additional information.
- (2) As previously requested, an approved 100-foot-scale conceptual striping plan is required for Pico Canyon Road to determine adequate pavement widths based on the required traffic mitigation measures. Please contact Jeff Pletyak of our Traffic and Lighting Division at (626) 300-4721 for additional information.
- (3) As previously requested, provide proof that the subdivider can obtain the necessary off-site easement and/or right of way to allow for the construction of the off-site transition pavement and necessary off-site grading on Pico Canyon Road to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.
- (4) Prior to tentative map approval, obtain location, span, and clearance approval from the Storm Drain and Hydrology Section for the proposed bridge section on "A" Street crossing Wickham Canyon.
- (5) A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. As previously requested, indicate the proposed disposition of any excess right of way on Pico Canyon Road. If applicable, add a note requesting permission to vacate excess right of way.
 - b. As previously requested, delineate and call out the necessary off-site grading for the off-site transition pavement for a 50 mph design speed on Pico Canyon Road in the vicinity of the northwesterly property line to the satisfaction of Public Works.
 - c. As previously requested, show and call out centerline curve data (radii, lengths, tangents, BC's, EC's, PRC's, PCC's, etc.) on Pico Canyon Road, including the off-site portions.

- (5) A revised tentative map and/or exhibit map is required to show the following additional items: (cont.)
- d. As previously requested, call out the temporary turnaround on Verandah Court "to be removed".
 - e. As previously requested, show and call out a minimum tangent of 200 feet on "A" Street west of "D" Court and east of "B" Street. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. 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.
 - f. As previously requested, depict all line of sight easements on the tentative map. 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 TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Provide intersection sight distance for a design speed of:
 - i. 50 mph (515 feet) on Pico Canyon Road from "A" Street (northwesterly and northeasterly directions).Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
 - g. As previously requested, depict stopping sight distance *correctly* for a design speed of 40 mph (300 feet) on "A" Street along all curved sections (that is, a sight envelope will be created behind the right of way line as opposed to a few triangles), including but not limited to Lots 108, 104, 59 to 62, 65 to 67, to the satisfaction of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
 - h. As previously requested, re-label Lot 118 as "Public Park" in the Lot Table.
 - i. Scope of off-site work (transition pavement) may include additional area. Show the potential disturbance, including the grading limits, on the tentative map.
 - j. Will there be gated entries? If proposed interior streets are meant to be public, remove the gated entries.
 - k. The note underneath the "Residential Lot Area Summary" table must be removed – Section 21.24.090 is not applicable here.

- (5) A revised tentative map and/or exhibit map is required to show the following additional items: (cont.)
- l. Show the proposed future right of way using a dashed line (not a solid line, as currently shown beyond the tract boundary). Also, modify the "Future Road" call out to read "Future Right of Way".
 - m. Reconcile the placement of the trail to consider edge drop-off from the road, inlet location from the right of way, and an access road (to Lot 111) in the vicinity of the intersection of Pico Canyon Road and "A" Street, near Lot 111.
 - n. The driveway entrance to the proposed Public Park may be too close to the intersection of "A" Street with Pico Canyon Road.
 - o. Show the existing right of way and curb and gutter for Pico Canyon Road in the vicinity of the tract boundary – they should not line up with one another, as currently shown on the tentative map. Also, show the prolongation of road improvements, which should line up with each other, along the tract frontage.
 - p. Show existing conditions and improvements as reference information using a unique line type (similar to the existing contour lines) to differentiate between existing and proposed improvements. Also, the boundary conditions need to reflect the post-development disposition of adjoining tract (TR 43896) topography and improvements.
 - q. Label the existing streets per TR 43896 with their current status, that is, as either public streets, private and future streets, or private streets.
 - r. Place the name of McBean Parkway in parentheses, that is, (McBean Parkway), and add the current name of Stevenson Ranch Parkway.
 - s. Add the following Assessor's Parcel Number to the list under the General Notes: 2826-097-003. Also, correct the beginning of the rest of the list that starts with "2826-019-..." to "2826-020-...".
 - t. List the correct Thomas Guide (TG) page number and grids, which are TG page 4640 and grids A-1, A-2, B-1, and B-2.
 - u. Update the first note under "Circulation" to refer to map P-257 because it supersedes both P-223 and P-224.
 - v. Remove the note under "Circulation" that states, "Alternate street sections are proposed as shown." The street sections as shown on the tentative map are not the alternate street section. Also, the alternate street section per 21.24.090 will not be supported.

- (5) A revised tentative map and/or exhibit map is required to show the following additional items: (cont.)
- w. Benchmark information: select BM that is recently updated by the County of LA.
 - x. On street sections, provide grading hinge points a min. 2' behind R/W when the slope is pointing upward or a min. 3' behind R/W when the slope is pointing downward. Note with an asterisk (*) to "**Provide slough wall at toe of slopes that are 5 feet or higher and abutting the sidewalk." Also, note with a double asterisk (**) to "***Extend the balk of walk to R/W when abutting hardscape or wall." Show on the street sections.
 - y. Revise the call-out on the major highway street section to indicate that the multi-use trail will go to the LA County Department of Parks and Recreation (that is, not to the Department of Public Works).
 - z. Provide a minimum of 100' centerline radius for the cul-de-sac ("E" Court) with a minimum curve length of 100'.
 - aa. Provide minimum landing area of 200' feet at a maximum 3 percent grade on "A" Court at Pico Canyon Road to the satisfaction of Public Works.
 - bb. Provide minimum landing area of 100' feet at a maximum 3 percent grade on "D" Court at "A" Street to the satisfaction of Public Works.

DR

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
- (2) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
- (3) A revised tentative/exhibit map is required to show the following additional items:
 - a. Use the latest County approved benchmark which was adjusted in 2009.
 - b. Show location of existing monument if any.
 - c. Sewer mainlines are missing on sheet 2.
 - d. The lots near the northern intersection of A street and B street appear to be below street grade. Show how these lots will be served by gravity sewer. Neither a pump station nor a sewer exceeding allowable depth will be accepted in this area.
 - e. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - f. Show any off-site improvements required by the approved area study.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide "Will Serve Letter" 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 parcel.
2. A revised tentative map is required to show the following items:
 - a. Use the latest County approved benchmark which was adjusted in 2009.
 - b. Show location of existing monument if any.
 - c. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.


Prepared by Imelda Ng
pm52796w-rev5.doc

Phone (626) 458-4921

Date 07-29-2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 52796 (Rev.)

Page 1/1

TENTATIVE MAP DATED 07-03-2013
EXHIBIT "A" MAP DATED 07-03-2013

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:



Prepared by John Chin

Phone (626) 458-4918

Date 07-30-2013

tr 52796-rev5.doc
<http://planning.lacounty.gov/case/view/00-136/>

The following reports consisting of ___ 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. 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. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
11. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
12. The first unit of this subdivision shall be filed as Tract No. 52796-01, the second unit, Tract No. 52796-02, and the last unit, Tract No. 52796.
13. Depict all line of sight easements on grading and/or landscaping plans.
14. 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.
14. 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.
15. 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.
16. Show open space note on the final map and dedicate residential construction rights over the open space lots.

17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
18. 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.
19. 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.



Prepared by John Chin

Phone (626) 458-4918

Date 07-30-2013

tr 52796-rev5.doc

<http://planning.lacounty.gov/case/view/00-136/>

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/Standard Urban Stormwater Mitigation Plan (SUSMP), if applicable/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
 - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - 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. If deemed applicable, submit a covenant or a letter of permission to enter and construct for all offsite proposed improvements.
4. Comply with the New MS4 Permit requirements.

5. Provide existing easement document that allow offsite grading to the benefit of this tract. The easement is on the tract easterly boundary.
6. Protect toe of slopes against scour along natural water courses such as Wickham Cyn watercourse and below Lot 104.
7. Provide offsite property owner covenant for the offsite proposed improvements, e.g. easterly tract boundary.
8. Provide Permission from Castaic Lake Water Agency to enter, construct, and maintain proposed slopes within their boundary.
9. Provide self cleaning drainage devices with min 5% slope for all debris carrying flow.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

Name Nazem Said  Date 7/18/2013 Phone (626) 458-4921

PRELIMINARY CONDITIONS ARE SUBJECT TO CHANGE.

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 and on all the streets where grades exceed 10 percent.
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 maximum 6 percent grade through the knuckles.
11. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
12. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.
13. Provide intersection sight distance for a design speed of 65 mph (725 feet), if needed, on Pico Canyon Road from "A" Street (northwesterly direction) and 40 mph (415 feet) on "A" Street from "B" Street (easterly direction on Lots 33, 34, and 107), from "B" Street (westerly direction on Lots 79 and 80), from "C" Court (westerly direction, from "D" Court (both directions), and from "E" Court (easterly 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.
14. Provide stopping sight distance for a design speed of 40 mph (300 feet) on "A" Street along the curved sections to the proposed entry in the vicinity of Lot 1 to the satisfaction of Public Works. 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. 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.
17. Prepare detailed 1" = 40' scaled signing and striping plans for Pico Canyon Road abutting this subdivision to the satisfaction of Public Works.

18. Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with Pico Canyon Road.
19. Dedicate right of way 50 feet from the latest I.E.C. approved centerline on Pico Canyon Road per P-map 257.
20. 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.
21. Dedicate the right to restrict vehicular access to Lots 103, 104, 111, and 117 on Pico Canyon Road.
22. Dedicate right of way 32 feet from centerline on "A" Street. The centerline alignment of "A" Street in the vicinity of the easterly tract boundary shall be compatible with Tract 43896.
23. Dedicate right of way 30 feet from centerline on "B" Street, "C" Court including a standard cul-de-sac bulb, and "D" Court including a standard cul-de-sac bulb.
24. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb on "E" Court.
25. 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.
26. Construct curb, gutter, base, pavement, and sidewalk along the property frontage on all interior streets. Permission is not granted to use the alternate street section on the interior streets.
27. 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.

28. Locate the entry gate or key pad (if one is provided) on "A" Street south of Pico Canyon Road as shown on the tentative map to the satisfaction of Public Works. Construct the gated entrance with a minimum turnaround radius of 32 feet to the satisfaction of Public Works. The details of the gated access as shown on the tentative map are not necessarily approved.
29. Remove the existing temporary turnaround on Verandah Court to the satisfaction of Public Works.
30. Provide off-site easement and/or right of way to allow for the construction of the necessary off-site grading and transition pavement for 65 mph design speed to join the new Pico Canyon Road with existing improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.
31. Construct off-site pavement transition for 65 mph design speed to join the new Pico Canyon Road with existing improvements to the satisfaction of Public Works. If needed, provide off-site grading to the satisfaction of Public Works.
32. 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.
33. Construct a bridge over the drainage course on "A" Street to the satisfaction of Public Works.
34. 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.
35. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
36. Locate all trails to outside of road right of way.

37. Repair any damaged improvements during construction to the satisfaction of Public Works.
38. 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.
39. Establish a Landscape Maintenance District, subject to the approval of the Department of Parks and Recreation, for the purpose of maintaining landscaped medians and parkways on all streets and highways.
40. 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.
41. Provide and install street name signs prior to occupancy of buildings.
42. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Pico Canyon Road and on all interior streets to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, 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.
- 43. Install postal delivery receptacles in groups to serve two or more residential units.
 - 44. 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.

45. A revised traffic study is required to the satisfaction of Public Works. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works.
46. Prior to approval of the final map, 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 final map recordation. The current applicable fee is \$2,700 per factored unit and is subject to change.
47. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.

DGR

Prepared by Diego Rivera
tr52796r-rev5.doc

Phone (626) 458-4921

Date 07-29-2013



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 52796 Map Date: July 3, 2013 - Ex A

C.U.P. _____ Vicinity _____

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

Comments: **The propose phasing has been accepted by the Fire Department.**
See additional page for specific access requirements and conditions of approval.

By Inspector: Juan C. Padilla Date July 30, 2013

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



COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No: TR 52796 Map Date: July 3, 2013 - Ex A

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is **TBD** gallons per minute at 20 psi for a duration of **2** hours, over and above maximum daily domestic demand. **1** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
- Install **TBD** public fire hydrant(s). Upgrade / Verify existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- Location: As per map on file with the office.
- Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Provide the location of all existing public fire hydrants within 300 feet of lot frontages on the Tentative/Exhibit Map. The Fire Department will determine the location of all required public fire hydrants prior to the Public Hearing.**

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

By Inspector Juan C. Padilla Date July 30, 2013

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



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE

Subdivision No: TR 52796 Map Date: July 3, 2013 - Ex A

TENTATIVE/EXHIBIT MAP – HOLDS

- 1 Based on the buildable area proposed within each lot, the future homes may exceed a total of 3,600 square feet in size. This will require additional fire flow based on the County of Los Angeles Fire Code for the development. Submit square footage information for the future structures directly to the Fire Department.
- 2 Submit a Preliminary Water System Design Report or equivalent from the Valencia Water Company indicating what fire flows will the future water system will be capable to supply. Compliance required prior to Tentative Map clearance.

TENTATIVE/EXHIBIT MAP – CONDITIONS OF APPROVAL

- 3 Each flag lots shall provide a minimum paved unobstructed driveway width of 20', clear to the sky. Shared driveways shall provide a reciprocal access agreement. Verification of compliance is required prior to Final Map clearance.
- 4 The proposed bridge shall be designed and constructed to comply with section 503.2.6 of the County of Los Angeles Fire Code and with the Department of Public Works Road Standards.

By Inspector: Juan C. Padilla Date: July 30, 2013

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



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

July 31, 2013

Ms. Christine Robertson
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Ms. Robertson:

**VESTING TENTATIVE TRACT MAP (VTTM) 52796 – "WICKHAM CANYON"
PARK CONDITIONS OF MAP APPROVAL
Regional Planning Map dated July 03, 2013**

The basic Quimby park land obligation is 1.03 net acres or \$325,796 in lieu of park land (see Park Obligation Report and Worksheet attached to and incorporated into these conditions). This obligation shall be fulfilled by the developer conveying a ±5.00 net acre (maximum slope 3%) improved park to the County of Los Angeles ("the public park" on Lot 113) in accordance with the final park plan approved by the Department. The park shall be developed at no cost to the County and the dollar value of the park improvements shall be credited against developer's Quimby obligation up to an amount not to exceed \$325,796. These are primarily park conditions; trail and Landscaping and Lighting Act District (LLAD) conditions may be submitted under separate cover. As conditions of approval for the zone change and plan amendments being sought and for project impact mitigation purposes, the Department recommends that the applicant develop the public park in accordance with the scope of improvements detailed in Condition 1 of this report, at no cost to the County. Subdivider is responsible for total park development costs. Hold (HOLD) appears before items pending the Department's receipt, review, and clearance to recommend that the subject map be released for public hearing. For detailed requirements for pre-public hearing submittals referenced in these conditions, please refer to the **Public Park Checklist of Required Submittals** attached to this report.

1. (HOLD) Hold is subject to written notification from The Department of Regional Planning that there are no environmental issues with the area in which the park site is proposed. Lot 118, Neighborhood Park: Develop and then convey to the County a ±5.00 net acre (maximum slope 3%) park with the following improvements: a community building with men's and women's restrooms, a 200 sq. ft office space, 120 sq. ft. storage space and ADA accessible drinking fountain; one (1) multipurpose field with adjacent ADA drinking fountain; one (1) basketball court with security lighting and ADA accessible drinking fountain; parking lot; two (2) tennis courts with security lighting, fencing and drinking fountain; tot and youth play areas with swings for both; two (2) picnic pavilions covering four tables each and with a stainless steel sing and barbeque braziers, eight (8) picnic tables (uncovered) on ADA accessible concrete pads; walkways, irrigation, trees, turf, landscaping and security lighting
2. (HOLD) Submit a proposed Schematic Design to the Department's Design Review Committee (DRC) for review and approval. Submit a Public Park Exhibit as part of the next tentative/C.U.P. Exhibit map conforming to the DRC-approved schematic design and scope of improvements agreed upon by the DRC.

3. (HOLD) Open Space Lots: Clearly depict any natural open space lots that are to be dedicated to the County as such. Please make correction.
4. (HOLD) Lot 119, Pocket Park: If this is intended to be a private park, it must be labeled as such on the Tentative Map and the Exhibit Map. Please make correction.
5. (HOLD) Lot 120, Pocket Park: If this is intended to be a private park, it must be labeled as such on the Tentative Map and the Exhibit Map. Please make correction.
6. (HOLD) Submit a schematic design-level cost estimate breakdown to design and construct the neighborhood park, including the costs of both labor and materials.
7. (HOLD) Submit copies of all recorded easements or other encumbrances affecting the park site.
8. 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.
9. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and post bonds (Faithful Performance; Labor and Materials) with the Department and submit a Park Delivery Schedule:
 - a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006;
 - b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department will require them to be updated prior to construction commencement to conform with contracted construction costs; and
 - c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, include all submittals, reviews, and approvals required by said stages; identify construction commencement and completion dates as milestones; include time for tests, inspections, and sign-offs ("finals" and/certificates of occupancy); include time for and preparation and review of the park deed and ALTA title policy and survey; 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. If the Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: withhold further clearance on final maps which

contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building permits until the required submittal is made. Notice shall be deemed given when sent by Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.

10. Prior to County accepting title to the neighborhood park and open space lots (if dedicating to the County), Subdivider shall establish a Landscaping and Lighting Act District (LLAD) to maintain the park and open space lots. When forming an LLAD, all easements must be dedicated with recordation prior to clearance of final (unit) maps by the Department.
11. Lot 118, Public Neighborhood Park:
 - a. 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 Neighborhood Park construction prior to the County issuing the 75th 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 668th residential building permit, or to convey the park to the County prior to the 1,030th 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 when the Subdivider starts precise grading and/or installing utilities for the Neighborhood Park.
12. 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).
13. Submit park plans and specifications for the Department's 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 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. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD 2006 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 prior to the Department's clearance 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.

14. 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 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.
15. 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, mail/email 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.
16. Provide the Department with written Notice of Construction Commencement for the public park site. Construction Commencement is defined as when the Subdivider starts precise grading and/or installing utilities for the Neighborhood 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.

17. Upon Department's Notice of Acceptance of Completed Park Improvements, 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 2006 format.
18. 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 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.
19. Any major change proposed by the Subdivider to a public park's size (not more than 2 acres variance), 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.

Please contact me at (213) 351-5117 if you have any questions regarding this matter.

Sincerely,



James Barber, Section Head
Land Acquisition and Development

JB:SM (13.08.15 scm WICK 52796 md 13.07.03)

Attachments

- (1) Park Obligation Report and Worksheet
- (2) Public Park Checklist of Required Submittals

c: T. Woodford (Aidlin Trust)
R. Hernandez (CEO/RED)

Ms. Christine Robertson
July 31, 2013
VTTM 52796
Page 6

J. Gargan, N.E. Garcia, K. King, J. Smith, J. McCarthy (Parks and Recreation)



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



PARK OBLIGATION REPORT

Tentative Map #	52796	DRP Map Date: 07/03/2013	SCM Date: 08/15/2013	Report Date: 07/30/2013
Park Planning Area #	35A	NEWHALL / VALENCIA	Map Type: TENTATIVE	

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:	\$325,796

Conditions of the map approval:

The park obligation for this development will be met by:

- The dedication of 5.90 acres for public park purposes.
- The payment of \$-1,540,415 in-lieu fees.

Trails:

See also attached Trail Report.

Comments:

See attached Conditions of Map Approval.

*****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:

James Barber, Land Acquisition & Development Section

Supv D 5th
July 31, 2013 13:08:53
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	52796	DRP Map Date: 07/03/2013	SMC Date: 08/15/2013	Report Date: 07/30/2013
Park Planning Area #	35A	NEWHALL / VALENCIA	Map Type: TENTATIVE	

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

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

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

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

Total Units **102** = Proposed Units **102** + Exempt Units **0**

	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	2.52	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	1.18	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	\$316,307	\$325,796

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
118	Public Park	5.90	100.00%	5.90	Public
Total Provided Acre Credit:				5.90	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.03	5.90	0.00	-4.87	\$316,307	-1,540,415

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

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.

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

- 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.



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Tentative Tract Map No. 52796

Vicinity: Santa Clarita

Tentative Tract Map Date: July 3, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **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. A current original copy of a signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by: Michelle Tsiebos Phone No. (626) 430-5382

Date: July 26, 2013

M.T.