



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

**PROJECT NUMBER**

00-136-(5)

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

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

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

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

**MAP/EXHIBIT DATE:**

10/28/14

**SCM REPORT DATE:**

11/26/14

**SCM DATE:**

12/04/14

**PROJECT OVERVIEW**

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

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

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

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

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

**MAP STAGE**

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

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  Additional Revisions (requires a fee):  7th

**LOCATION**

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

**ACCESS**

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

**ASSESSORS PARCEL NUMBER(S)**

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

**SITE AREA**

230.5 gross (228.8 net) acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Areawide Plan (%SCVAP+)

**ZONED DISTRICT**

Newhall

**SUP DISTRICT**

5<sup>th</sup>

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

**LAND USE DESIGNATION**

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

**ZONE**

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

**CSD**

None

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

**ENVIRONMENTAL DETERMINATION (CEQA)**

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

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

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

**SUBDIVISION COMMITTEE STATUS**

Tentative 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**

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

Land Use Plan Policy: SCVAP

Clear  Hold

1. The proposed land use of a clustered single-family residential development and its associated land uses - a water tank and water pumping station, debris and water quality control basins, and improved and unimproved open spaces, are generally consistent with the U-2, HM and W land use designations of the Plan.
2. The current proposal for 102 single-family lots is consistent with the overall maximum density of 237 dwelling units allowed on the project site under the SCVAP land use designations and per the project's slope density study and map. The development may not exceed 237 dwelling units.
3. Pursuant to the non-urban hillside management policies of the SCVAP, a CUP for hillside management is not required, as the project does not exceed the low-density threshold of 110 dwelling units as indicated on the project's slope density map.

Tentative Map:

Clear  Hold

4. Recommend replacement of culvert on the emergency access road with a bridge or culvert that is properly sized to meet bankfull width, as requested by the California Department of Fish and Wildlife (CDFW) in their EIR scoping response letter of October 29, 2014.
5. Recommend relocating or redesigning Lot 49 to avoid the oak tree removal and oak tree permit.

Exhibit Map/Exhibit %A+:

Clear  Hold

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

Conditional Use Permit:

Clear  Hold

7. Submit a revised slope density map depicting the development footprint, and add the density transfer information previously indicated (or provide a separate density transfer exhibit).
8. Submit a revised open space exhibit that depicts the revised project design and has an updated open space table and calculations.
9. If applicable, depict the project phasing boundaries on the open space exhibit and indicate how much open space will be recorded in each development phase.

Oak Tree Permit:

Clear  Hold

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

Environmental Determination:

Clear  Hold

11. An Environmental Impact Report (%EIR+) is required for the project. Staff is currently awaiting submittal of a Draft EIR for screen check review.
  - a. Regional Planning recommends that the EIR study at least one alternative in which 75 units or fewer are proposed, which would eliminate the need for secondary access through Verandah Court.

Healthy Design Ordinance (%HDO+):

Clear  Hold

12. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the stated figure of 11,100 linear feet of street frontage, a total of 444 tree plantings would be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

Administrative/Other:

Clear  Hold

None at this time. Additional materials may be required for future submittals.

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**RESUBMITTAL INSTRUCTIONS**

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

- A completed and signed Land Division application
- A signed and dated cover letter describing all changes made to the map
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter)
- Any other additional materials requested by the case planner

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

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) Please see attached Geologic and Soils Engineering review sheet for requirements.
- (4) Please see attached Grading review sheets (Comment 2) for requirements.
- (5) As previously requested, an approved revised traffic study. Please see attached Road review sheets (Comment 1) for requirements.
- (6) Obtain location, span and clearance approval from the Storm Drain and Hydrology Section. Please see attached Road review sheets (Comment 2) for requirements.
- (7) Provide a will serve letter for the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
- (8) A revised tentative map and a revised exhibit map are required to show the following additional items:
  - a. Correct the misspelled word "cated" to "vacated" for Easement No. 43.
  - b. As previously requested, provide a phasing map showing the proposed phasing sequences.
  - c. As previously requested, provide a release from the previous engineer in record.
  - d. Please see attached Hydrology review sheet (Comment 2) for requirements.
  - e. Please see attached Grading review sheets (Comment 1) for requirements.
  - f. Please see attached Road review sheets (Comment 3) for requirements.
  - g. Please see attached Water review sheet (Comment 2) for requirements.
- (9) Reconcile the grading quantities between the tentative map and the "Land Division Application".

HW



Prepared by John Chin

Phone (626) 458-4918

Date 11-24-2014

tr 52796-rev7.doc

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



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

TRACT NO. 52796

TENTATIVE MAP DATED 10/28/14  
EXHIBIT MAP 10/28/14

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.
  - The latest Drainage Concept / Hydrology Report was submitted on 10/21/14 and is pending review.
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 11/20/14 Phone (626) 458-4921  
**Ernesto J Rivera**

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

Tentative Tract / Parcel Map 52796 Tentative Map Dated 10/28/14 (Rev.) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [Y] (Y or N) 1,600,000 yd<sup>3</sup> Location Stevenson Ranch APN \_\_\_\_\_  
Geologist R. T. Frankian & Associates Subdivider Lennar Homes, Inc.  
Soils Engineer R. T. Frankian & Associates Engineer/Arch. Alliance

Review of:

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

**TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:**

**As previously requested (Review Sheet dated 10/16/14):**

- G1. Evaluate debris flow potential for the building area located below the natural slope of lot 82. Provide mitigation recommendations as necessary. Show recommended mitigation on the geologic map.
- G2. It appears based on the design of the proposed debris flow channel south and east of lots 47-50, that this device most likely will contain debris derived from the ascending slopes, rather than being deflected and transported to the basins. Does it have sufficient drop to direct debris and accommodate the flow towards the natural drainage as shown on the geotechnical map? If not, the volume of debris required for containment must be determined, and the containment areas must be shown on the Tentative Map.
- S1. Provide data and calculations to substantiate the infiltration rates presented on Page 4 of the infiltration evaluation report dated 4/2/14.
- S2. Show the following on the revised geotechnical map:
  - a. Existing and proposed grades.
  - b. Approximate limits and depth of removal and recompaction of unsuitable soils.
  - c. Location of "Restricted Use Areas".
  - d. All recommended mitigation measures, as necessary.

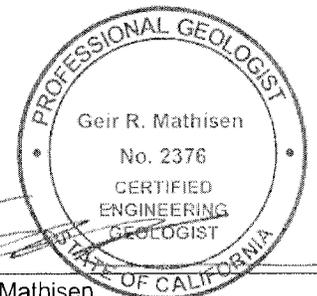
NOTE: Provide a copy of this review sheet with your resubmittal.

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

Prepared by \_\_\_\_\_



Jeremy Wan  
Soils Section



Geir Mathisen  
Geology Section

Date 11/17/14

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

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.

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:
  - Delineate the limits of adopted County Flood Way and FEMA Flood Zone A.
2. Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.

Name N. Said  Date 11/18/2014 Phone (626) 458-4921  
P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 52796\GP 52796\2014-10-29 TTR 52796 SUBMITTAL

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:

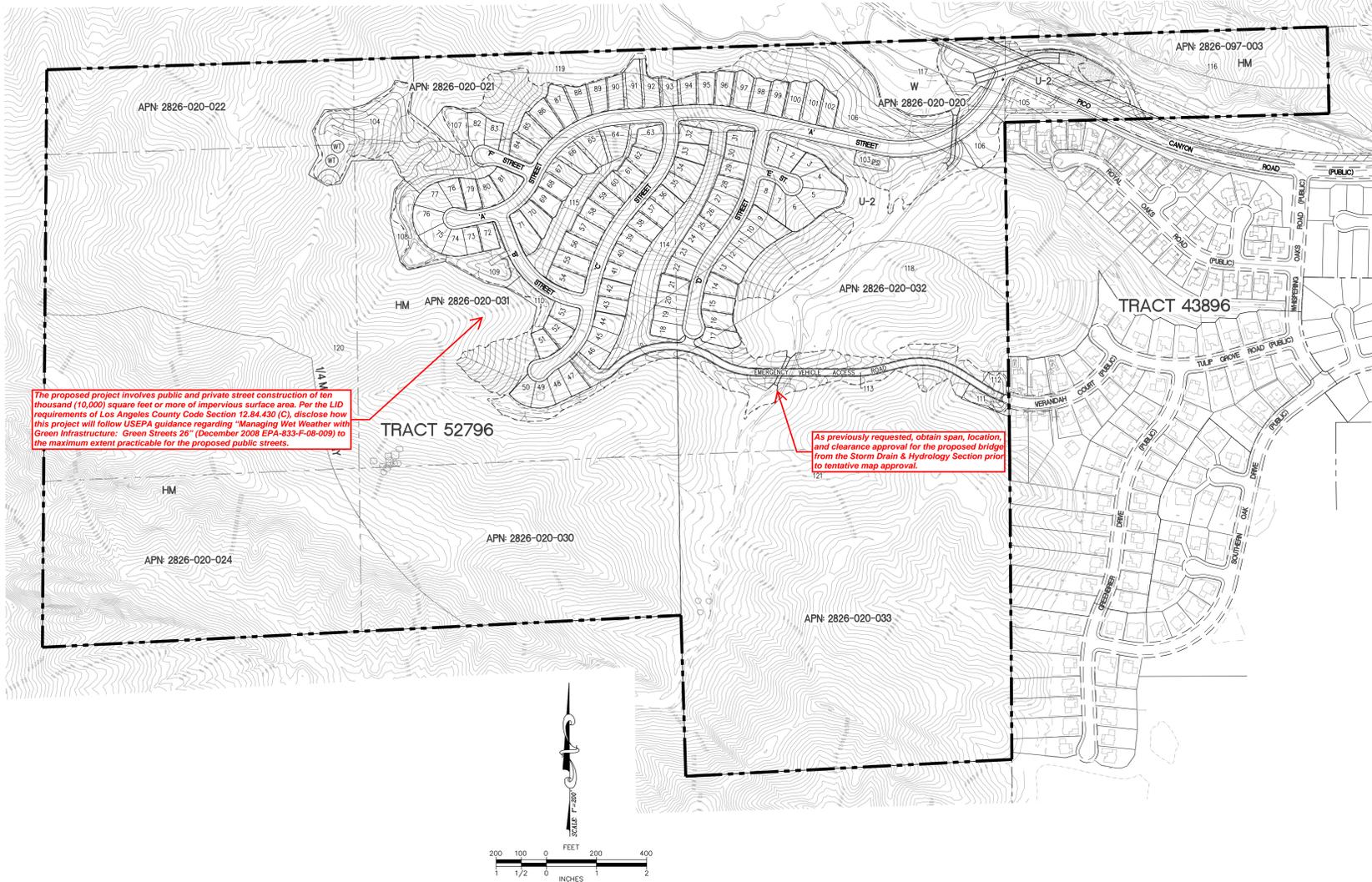
- (1) As previously requested, an approved revised traffic study is required prior to tentative map approval. Based on the approved traffic study, a revised tentative map and/or conceptual signing and striping plan may be required. Please contact Andrew Ngumba of our Traffic and Lighting Division at (626) 300-4851 for additional information.
- (2) As previously requested, prior to tentative map approval, obtain location, span, and clearance approval from the Storm Drain and Hydrology Section for the proposed bridge section on the access road crossing Wickham Canyon.
- (3) A revised tentative map and/or exhibit map. You may download the check print at the following website: <ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TR%2052796/>

*DR*

Prepared by Diego Rivera  
tr52796r-rev7.doc

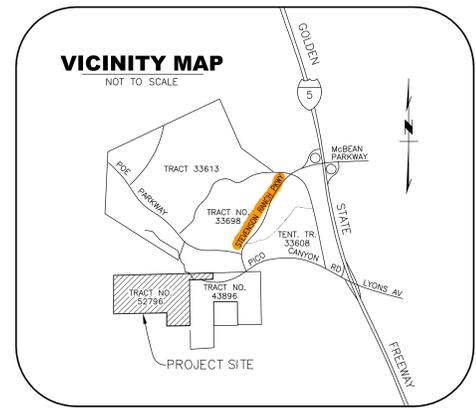
Phone (626) 458-4921

Date 11-20-2014



The proposed project involves public and private street construction of ten thousand (10,000) square feet or more of impervious surface area. Per the LID requirements of Los Angeles County Code Section 12.84.430 (C), disclose how this project will follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-08-009) to the maximum extent practicable for the proposed public streets.

As previously requested, obtain span, location, and clearance approval for the proposed bridge from the Storm Drain & Hydrology Section prior to tentative map approval.



**GENERAL NOTES**

- GRADE ELEVATIONS SHOWN ON THIS VTM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP. THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
- LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE PEOPLE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
- ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
- PERMISSION IS REQUESTED FOR UNIT PHASING.
- PERMISSION IS REQUESTED TO COMBINE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
- PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
- PERMISSION IS REQUESTED TO MASS GRADE.
- PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
- PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN, RADIUS OF 15 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT. WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- TOPO COMPILED FROM DATA FLOWN DECEMBER, 2013.
- ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
- HOMEOWNERS ASSOCIATION TO BE ESTABLISHED TO MAINTAIN COMMON AREA OPEN SPACE.
- TOTAL STREET FRONTAGE (A-F STREETS) IS 11,100 LF.

**SPECIAL NOTES**

1. WATER QUALITY BASINS WILL PROVIDE FOR THE TREATMENT OF STORM WATER RUNOFF PER THE APPROVED DRAINAGE CONCEPT.

**PROJECT SUMMARY:**

GROSS AREA: 230.5 Acres  
 NET AREA: 228.8 Acres  
 (GROSS AREA-PICO CANYON ROAD AREA)  
 TOTAL LOTS: 121  
 TOTAL RESIDENTIAL D.U.: 102 DU  
 TOTAL OFFICE/COMMERCIAL: NONE  
 EXISTING ZONING: A-2-2  
 PROPOSED ZONING: A-2-2  
 EXISTING LAND USE: U-2, HM, W  
 PROPOSED LAND USE: U-2, HM, W  
 APN: 2826-020-020, 021, 022, 023, 024  
 2826-020-030, 031, 032, 033  
 2826-097-003  
 T.G. PAGE 4640, GRIDS A-1, A-2, B-1, B-2  
 ESTIMATED EARTHWORK: 1,300,000 CY CUT  
 1,300,000 CY FILL  
 OVEREXCAVATION: 300,000 CY  
 OAK TREES TO BE REMOVED: 1 TREE  
 OAK TREES TO BE ENCLOSED: 0 TREE  
 OAK TREES TO REMAIN: 14 TREES  
 TOTAL OAK TREES: 15

**RELATED ENTITLEMENTS**

CONDITIONAL USE PERMIT NO. 00-136  
 OAK TREE PERMIT NO. 00-136

**UTILITIES & SERVICES:**

- SEWER: L.A. COUNTY SANITARY DISTRICT #32
- WATER: VALENCIA WATER COMPANY
- GAS: SO. CALIFORNIA GAS CO.
- ELECTRICAL: SO. CALIFORNIA EDISON CO.
- TELEPHONE: AT&T
- SCHOOLS: NEWHALL ELEMENTARY SCHOOL DISTRICT  
 HART HIGH SCHOOL DISTRICT
- FIRE: L.A. COUNTY FIRE DEPARTMENT
- POLICE: L.A. COUNTY SHERIFF
- T.V.: STEVENSON RANCH CABLE

**LOT SUMMARY**

LOT NUMBERS	NO. OF LOTS	TYPE	TOTAL ACREAGE
1-102	102	SINGLE FAMILY	20.7 AC
103-104	2	WATER TANK / PUMP STATION	3.9 AC
105-112	8	WQT BASINS	4.3 AC
113	1	FIRE ACCESS ROAD	1.4 AC
114-121	8	OPEN SPACE (LANDSCAPE & NATURAL)	190.6 AC
PUBLIC STREETS	N/A	N/A	9.6 AC
TOTAL	121		230.5 AC

**RECORD OWNER**

ADJIN GENERAL TRUST  
 TRACY WOODFORD, TRUSTEE  
 5143 SUNSET BLVD.  
 LOS ANGELES, CA 90027-5715  
 323-666-1910  
 JAS143@PACBELL.NET

**APPLICANT**

LENNAR COMMUNITIES  
 880 MONTECITO DRIVE, SUITE 302  
 CORONA, CA 92879  
 (951)817-3542

**ENGINEER:**

ALLIANCE LAND PLANNING & ENGINEERING  
 2248 FARADAY AVENUE  
 CARLSBAD, CA 92008  
 PHONE (760) 431-9896 FAX (760) 431-8802

**LEGAL DESCRIPTION:**

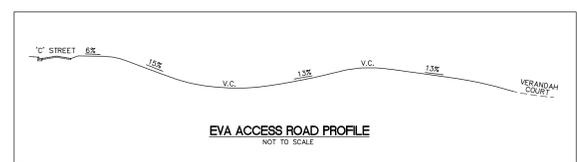
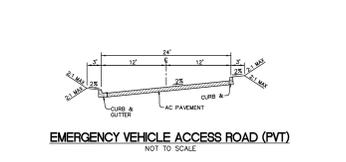
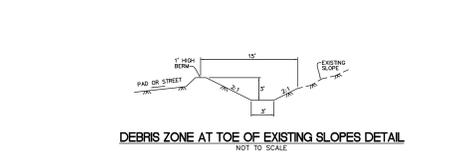
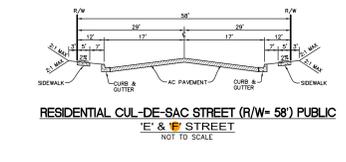
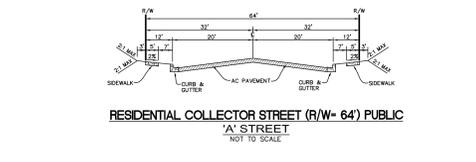
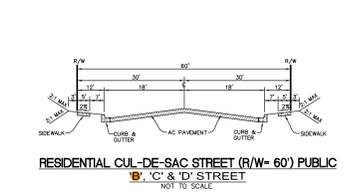
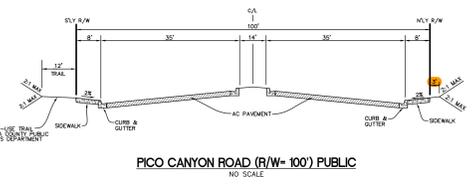
LOTS 1, 2, 3, 4, 5 AND A PORTION OF LOT 6, AND PORTIONS OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, NORTHWEST QUARTER AND SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

**LEGEND:**

- 1 PAD 1510 6,500 sf
- LOT NO.
- PAD ELEVATION
- LOT AREA (SQUARE FEET)
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- 1000
- PROPOSED CONTOUR
- PROPOSED DAYLIGHT LINE
- D
- PROPOSED STORM DRAIN
- SS
- PROPOSED SANITARY SEWER
- W
- PROPOSED WATER
- D
- PROPOSED STORM DRAIN INLET/OUTLET (TO BE MAINTAINED BY LACFD)
- PROPOSED CATCH BASIN
- SD
- EXISTING STORM DRAIN LINE
- S
- EXISTING SEWER LINE
- W
- EXISTING WATER LINE
- O
- EXISTING OIL LINE
- G
- EXISTING GAS LINE
- OE
- EXISTING OVERHEAD POWER LINE
- P
- EXISTING POWER POLE
- R/W
- PROPOSED RETAINING WALL
- 6' HIGH MAX. RETAINING WALL
- SEA
- SEA LINE
- FR
- FEMA FLOODPLAIN
- CDG
- CDG LIMIT LINE
- ACDE
- ACDE LIMIT LINE
- SLOPE PROTECTION (TRM) TURF REINFORCEMENT MAT
- OAK TREE (TO BE ENCLOSED)
- OAK TREE (TO BE REMOVED)
- OAK TREE (TO REMAIN)

**BENCHMARK**

R.D.B.M. TAG IN S CB 8.2M W/O BCR @ SW CORN.  
 LYONS AVE. & WILEY CANYON RD. 30.5M W/O @  
 12.2M S/O C/L INT. (NR W END CB)  
 NEWHALL 4995 ELEV. = 1265.296  
 As previously requested, use the 2009 update.  
 As previously requested, BM #L 3026  
 As previously requested, elev. for L-3026 = 1265.354.



**ALLIANCE**  
 LAND PLANNING & ENGINEERING INC.  
 2248 FARADAY AVE.  
 CARLSBAD, CA 92008  
 TEL: (760) 431-9896  
 FAX: (760) 431-8802  
 2248 FARADAY AVE.  
 VALLEJO, CA 94590  
 TEL: (925) 799-2760

PREPARED FOR:  
**LENNAR HOMES**  
 980 MONTECITO DRIVE, SUITE 302  
 CORONA, CA 92879  
 (951)817-3542

REPRESENTATIVE: CHERYL THOMPSON

PLANS PREPARED BY:  
**ALLIANCE LAND PLANNING & ENGINEERING INC.**  
 2248 FARADAY AVE.  
 CARLSBAD, CA 92008  
 (760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:  
  
 CRAIG M. WHITTAKER R.C.E. 51929 DATE: 10/28/14

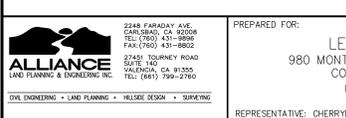
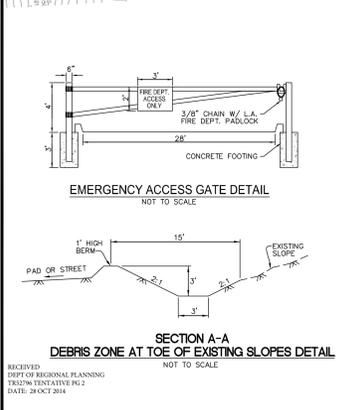
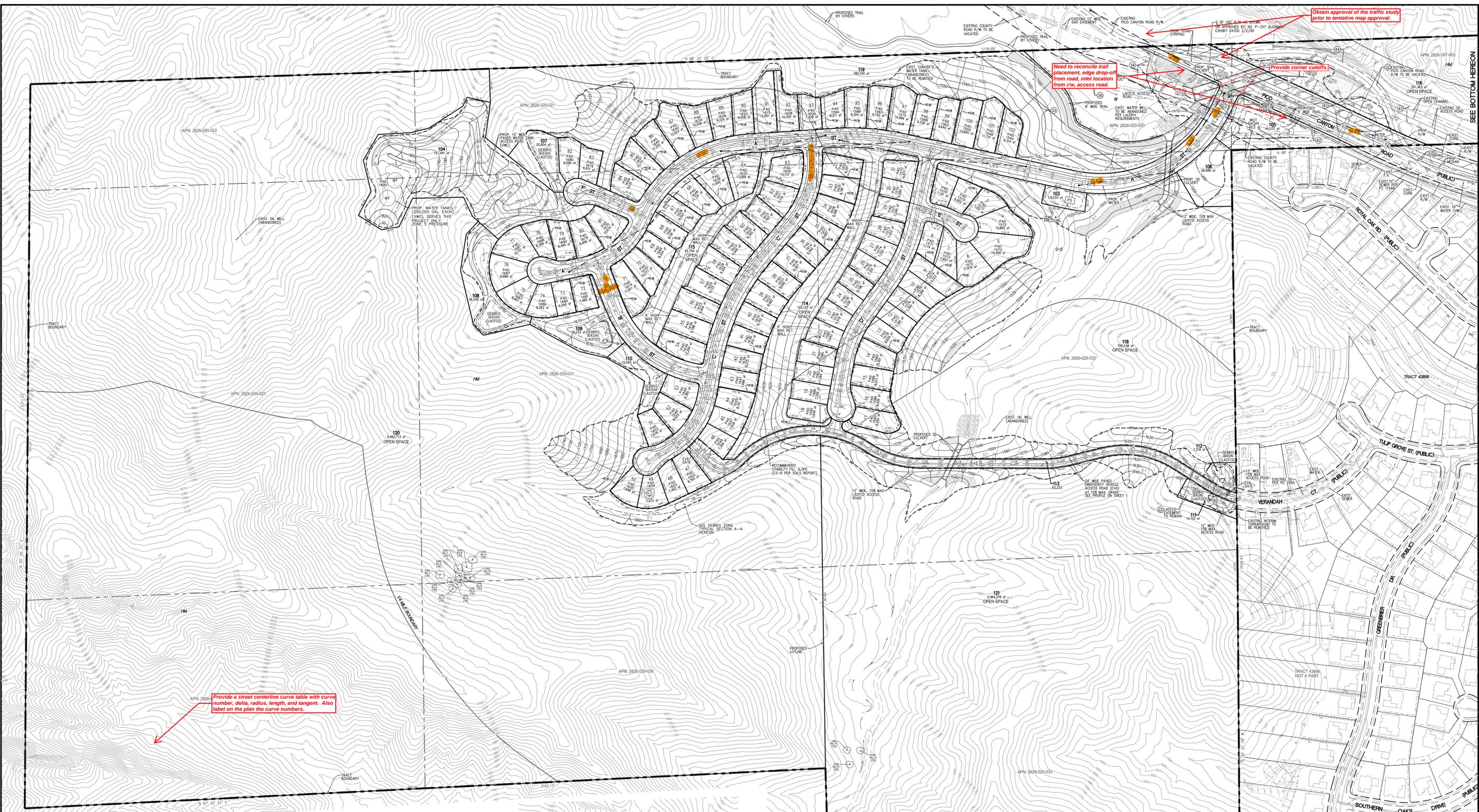


**SHEET 1** COUNTY OF LOS ANGELES **2** SHEETS

**MAJOR LAND DIVISION**  
**VESTING TENTATIVE TRACT MAP**  
**NO. 52796**

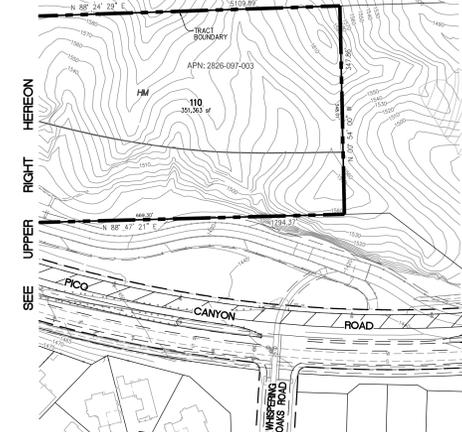
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

11/20/14 DR

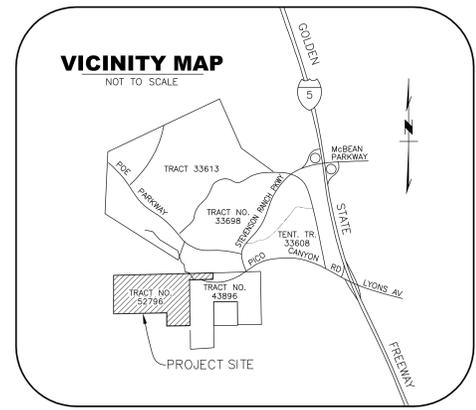
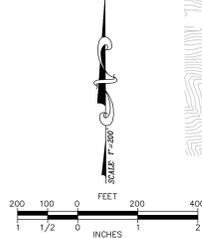
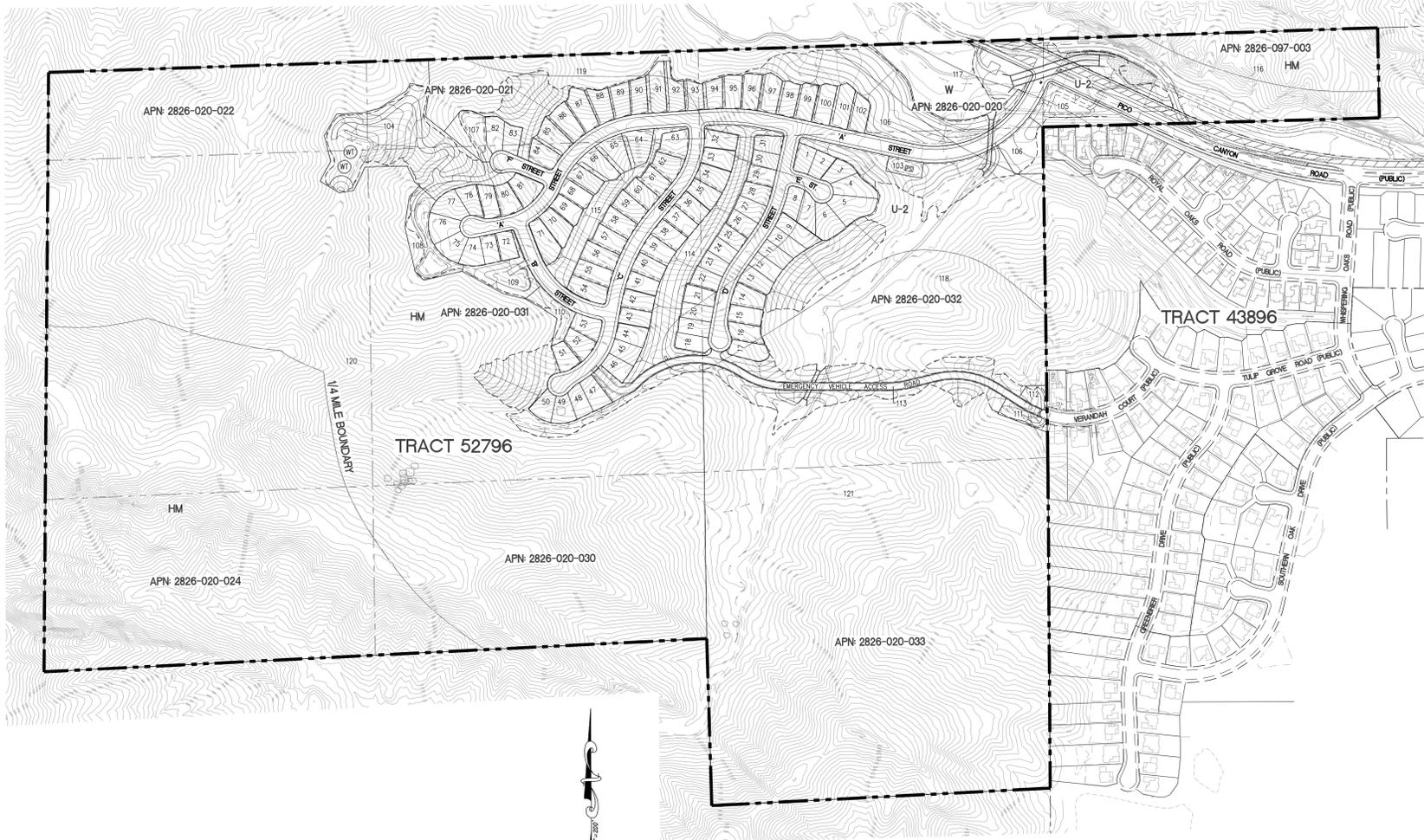


**EASEMENTS:**  
PRELIMINARY TITLE REPORT: NORTH AMERICAN TITLE COMPANY REPORT NO. 1224993 DATED JULY 18, 2013

ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	COMMENTS
14,18,24	UNITED STATES GOVERNMENT	DITCH/RESERVOIRS	BOOK 12, PAGE 104 OF PATENTS	TO REMAIN	NOT PLOTTABLE
19	UNITED STATES GOVERNMENT	DITCH/RESERVOIRS	BOOK 13, PAGE 295	TO REMAIN	NOT PLOTTABLE
22	L.A. COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL/ACCESS	BOOK 13, PAGE 287 OF PATENTS TRACT MAP 43098 BOOK 1260, PAGES 29-34 JUNE 29, 2001	TO REMAIN	
25	GEORGE MOHAM	ROAD, ELEC. LINES	BOOK 11219, PAGE 381 DECEMBER 10, 1939	TO REMAIN	INDETERMINED LOCATION
32	LOS ANGELES COUNTY	ROADS	AP MAP 2828-97	TO BE VACATED WITH TRACT MAP	
33	STANDARD OIL COMPANY	PIPELINES	BOOK 666, PAGE 121 APRIL 12, 1918	TO REMAIN	BLANKET EASEMENT NE1/2 NE 1/4 SECTION 6 T3N R16W
34	SOCAL GAS COMPANY	PIPELINES	BOOK 488, PAGE 232 SEPTEMBER 1, 1925	TO REMAIN	
35	LOS ANGELES COUNTY	ROAD/HIGHWAY	BOOK 20273, PAGE 311 JUNE 28, 1943	TO BE VACATED	NOT PLOTTABLE
36	PACIFIC LIGHTING COMPANY	PIPELINES	BOOK 32816, PAGE 336 MARCH 20, 1950	TO REMAIN	
37	SOCAL Edison COMPANY	PIPELINES	BOOK 5100, PAGE 420 FEBRUARY 5, 1957	TO REMAIN	INDETERMINED LOCATION
38	SOCAL Edison COMPANY	PIPELINES	INSTR. NO. 4521 OCTOBER 28, 1965	TO REMAIN	INDETERMINED LOCATION
42	SOCAL GAS COMPANY	PIPELINES	INSTR. NO. 01-212764 NOVEMBER 8, 2001	TO REMAIN	
43	L.A. COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL, DRAINAGE, ACCESS	TRACT MAP 4396-07 MB 1206, PAGES 60-67 MAY 30, 2001	PORTION TO BE CATED	
44	WILLIAMS HOMES, LLC	SLOPE MAINTENANCE	INSTR. NO. 04-173068 JULY 8, 2004	TO REMAIN	
45	MULTIPLE	ACCESS, UTILITIES	INSTR. NO. 05-079306 APRIL 6, 2005	TO REMAIN	BLANKET EASEMENT



NO.	DATE	REVISIONS	BY	APPR.



**GENERAL NOTES**

1. GRADE ELEVATIONS SHOWN ON THIS VTM ARE APPROXIMATE. THE ELEVATIONS MAY CHANGE BY 3 FEET. ELEVATION CHANGES MAY BE GREATER THAN 3 FEET BUT ONLY IF DETERMINED BY DPW AND DRP. THAT THE REVISIONS ARE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL.
2. LOT LINES CAN BE ADJUSTED TO THE SATISFACTION OF DRP PROVIDED NO ADDITIONAL DEVELOPMENT LOTS ARE CREATED. THE PEOPLE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP ACT.
3. ALIGNMENT AND GEOMETRICS OF STREETS AND TRAILS ARE APPROXIMATE. ADJUSTMENTS TO TRAILS CAN BE MADE WITH APPROVAL BY DRP AND THE PARKS AND RECREATION DEPARTMENT.
4. PERMISSION IS REQUESTED FOR UNIT PHASING.
5. PERMISSION IS REQUESTED TO COMBINE LOTS.
6. PERMISSION IS REQUESTED TO RECORD ADDITIONAL OPEN SPACE LOTS.
7. PERMISSION IS REQUESTED TO RECORD ADDITIONAL UTILITY LOTS AND PROVIDE MAINTENANCE EASEMENTS TO THE SATISFACTION OF THE DPW AND DRP.
8. PERMISSION IS REQUESTED TO MASS GRADE.
9. PROPOSED STREET GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
10. PERMISSION IS REQUESTED TO PROVIDE RIGHT OF WAY RETURN, RADIUS OF 15 FT. AT ALL LOCAL STREET INTERSECTIONS AND 27 FT. WHERE ALL PLANNED HIGHWAYS INTERSECT OR WHERE ONE OF THE ROADS SERVES A COMMERCIAL OR INDUSTRIAL DEVELOPMENT.
11. ALL DIMENSIONS SHOWN ARE APPROXIMATE.
12. TOPO COMPILED FROM DATA FLOWN DECEMBER, 2013.
13. ADDITIONAL RIGHT OF WAY MAY BE DEDICATED AS REQUIRED TO THE SATISFACTION OF PUBLIC WORKS.
14. HOMEOWNERS ASSOCIATION TO BE ESTABLISHED TO MAINTAIN COMMON AREA OPEN SPACE.
15. TOTAL STREET FRONTAGE (A-F STREETS) IS 11,100 LF.

**SPECIAL NOTES**

1. WATER QUALITY BASINS WILL PROVIDE FOR TREATMENT OF STORM WATER RUNOFF PER THE APPROVED DRAINAGE CONCEPT.

**PROJECT SUMMARY:**

GROSS AREA: 230.5 Acres  
NET AREA: 228.8 Acres  
(GROSS AREA-PICO CANYON ROAD AREA)  
TOTAL LOTS: 121  
TOTAL RESIDENTIAL D.U.: 102 DU  
TOTAL OFFICE/COMMERCIAL: NONE  
EXISTING ZONING: A-2-2  
PROPOSED ZONING: A-2-2  
EXISTING LAND USE: U-2, HM, W  
PROPOSED LAND USE: U-2, HM, W  
APN: 2826-020-020, 021, 022, 023, 024  
2826-020-030, 031, 032, 033  
2826-097-003  
T.G. PAGE 4640, GRIDS A-1, A-2, B-1, B-2  
ESTIMATED EARTHWORK: 1,300,000 CY CUT  
1,300,000 CY FILL  
OVEREXCAVATION: 300,000 CY  
OAK TREES TO BE REMOVED: 1 TREE  
OAK TREES TO BE ENCLOSED: 0 TREE  
OAK TREES TO REMAIN: 14 TREES  
TOTAL OAK TREES: 15

**RELATED ENTITLEMENTS**

CONDITIONAL USE PERMIT NO. 00-136  
OAK TREE PERMIT NO. 00-136

**UTILITIES & SERVICES:**

- SEWER: L.A. COUNTY SANITARY DISTRICT #32
- WATER: VALENCIA WATER COMPANY
- GAS: SO. CALIFORNIA GAS CO.
- ELECTRICAL: SO. CALIFORNIA EDISON CO.
- TELEPHONE: AT&T
- SCHOOLS: NEWHALL ELEMENTARY SCHOOL DISTRICT  
HART HIGH SCHOOL DISTRICT
- FIRE: L.A. COUNTY FIRE DEPARTMENT
- POLICE: L.A. COUNTY SHERIFF
- T.V.: STEVENSON RANCH CABLE

**LOT SUMMARY**

LOT NUMBERS	NO. OF LOTS	TYPE	TOTAL ACREAGE
1-102	102	SINGLE FAMILY	20.7 AC
103-104	2	WATER TANK / PUMP STATION	3.9 AC
105-112	8	WQT BASINS	4.3 AC
113	1	FIRE ACCESS ROAD	1.4 AC
114-121	8	OPEN SPACE (LANDSCAPE & NATURAL)	190.6 AC
PUBLIC STREETS	N/A	N/A	9.6 AC
TOTAL	121		230.5 AC

**RECORD OWNER**

ADJIN GENERAL TRUST  
TRACY WOODFORD, TRUSTEE  
5143 SUNSET BLVD.  
LOS ANGELES, CA 90027-5715  
323-666-1910  
JAS143@PACBELL.NET

**APPLICANT**

LENNAR COMMUNITIES  
880 MONTECITO DRIVE, SUITE 302  
CORONA, CA 92879  
(951)817-3542

**ENGINEER:**

ALLIANCE LAND PLANNING & ENGINEERING  
2248 FARADAY AVENUE  
CARLSBAD, CA 92008  
PHONE (760) 431-9896 FAX (760) 431-8802

**LEGAL DESCRIPTION:**

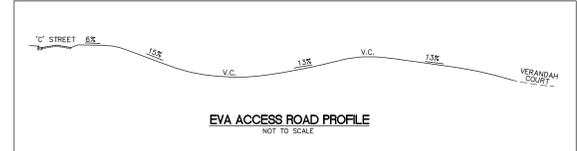
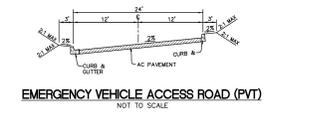
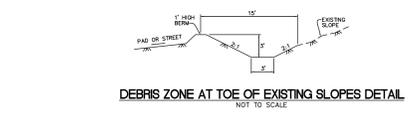
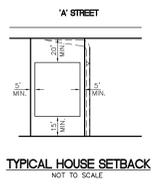
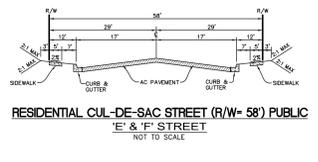
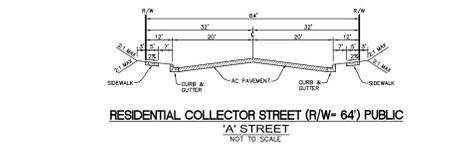
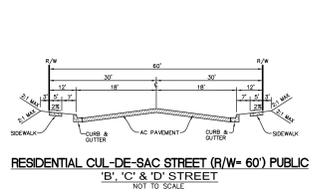
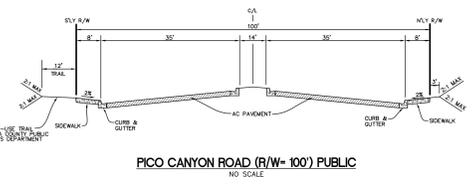
LOTS 1, 2, 3, 4, 5 AND A PORTION OF LOT 6, AND PORTIONS OF THE NORTH-EAST QUARTER, SOUTH-EAST QUARTER, NORTHWEST QUARTER AND SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

**LEGEND:**

- 1 PAD 1510 6,500 sf LOT NO.
- LOT AREA (SQUARE FEET)
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- 1000' PROPOSED CONTOUR
- PROPOSED DAYLIGHT LINE
- D --- PROPOSED STORM DRAIN
- SS --- PROPOSED SANITARY SEWER
- W --- PROPOSED WATER
- D --- PROPOSED STORM DRAIN INLET/OUTLET (TO BE MAINTAINED BY LACFD)
- S --- PROPOSED CATCH BASIN
- SD --- EXISTING STORM DRAIN LINE
- S --- EXISTING SEWER LINE
- W --- EXISTING WATER LINE
- O --- EXISTING OIL LINE
- G --- EXISTING GAS LINE
- OE --- EXISTING OVERHEAD POWER LINE
- P --- EXISTING POWER POLE
- RW --- PROPOSED RETAINING WALL
- 6' --- 6' HIGH MAX. RETAINING WALL
- SEA --- SEA LINE
- FR --- FEMA FLOODPLAIN
- CDG --- CDG LIMIT LINE
- ACDE --- ACDE LIMIT LINE
- SLOPE PROTECTION (TRM) TURF REINFORCEMENT MAT
- OAK TREE (TO BE ENCLOSED)
- OAK TREE (TO BE REMOVED)
- OAK TREE (TO REMAIN)

**BENCHMARK**

R.D.B.M. TAG IN S CB 8.2M W/O BCR @ SW CORN.  
LYONS AVE. & WILEY CANYON RD. 30.5M W/O &  
12.2M S/O C/A INT. (NR W END CB)  
NEWHALL 4995 ELEV = 1265.296  
As previously requested, use the 2009 update.  
As previously requested, BM # 3026  
As previously requested, elev. for L 3026 = 1265.354.



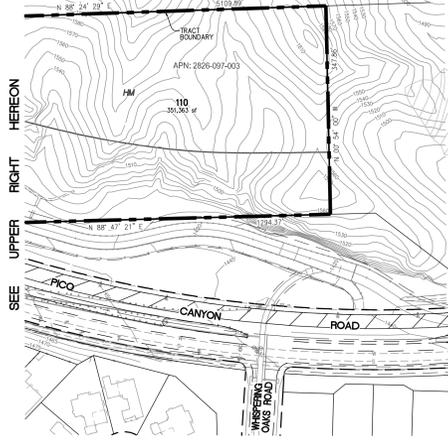
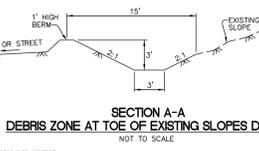
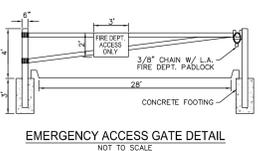


See all comments on Sheet 2 of the Tentative Map and incorporate the changes here.

**EASEMENTS:**

PRELIMINARY TITLE REPORT: NORTH AMERICAN TITLE COMPANY REPORT NO. 1224993 DATED JULY 18, 2013

ITEM NO.	OWNER	PURPOSE	REFERENCE	FUTURE DISPOSITION	COMMENTS
14,18,24	UNITED STATES GOVERNMENT	DITCH/RESERVOIRS	BOOK 12, PAGE 104 OF PATENTS	TO REMAIN	NOT PLOTTABLE
19	UNITED STATES GOVERNMENT	DITCH/RESERVOIRS	BOOK 13, PAGE 295	TO REMAIN	NOT PLOTTABLE
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25	GEORGE MOHAM	ROAD, ELEC. LINES	BOOK 11219, PAGE 381 DECEMBER 10, 1939	TO REMAIN	INDETERMINED LOCATION
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33	STANDARD OIL COMPANY	PIPELINES	BOOK 666, PAGE 121 APRIL 12, 1918	TO REMAIN	BLANKET EASEMENT NE1 LOT 2 NE 1/4 SECTION 6 T3N R16W
34	SOCAL GAS COMPANY	PIPELINES	BOOK 4885, PAGE 232 SEPTEMBER 1, 1925	TO REMAIN	
35	LOS ANGELES COUNTY	ROAD/HIGHWAY	BOOK 20073, PAGE 311 JUNE 28, 1943	TO BE VACATED	NOT PLOTTABLE
36	PACIFIC LIGHTING COMPANY	PIPELINES	BOOK 32816, PAGE 336 MARCH 20, 1950	TO REMAIN	
37	SOCAL Edison COMPANY	PIPELINES	BOOK 51600, PAGE 420 FEBRUARY 5, 1957	TO REMAIN	INDETERMINED LOCATION
38	SOCAL Edison COMPANY	PIPELINES	INSTR. NO. 4521 OCTOBER 28, 1965	TO REMAIN	INDETERMINED LOCATION
42	SOCAL GAS COMPANY	PIPELINES	INSTR. NO. 01-212764 NOVEMBER 8, 2001	TO REMAIN	
43	L.A. COUNTY FLOOD CONTROL DISTRICT	FLOOD CONTROL, DRAINAGE, ACCESS	TRACT MAP 4396-07 MB 1206, PAGES 60-67 MAY 30, 2001	PORTION TO BE CATED	
44	WILLIAMS HOMES, LLC	SLOPE MAINTENANCE	INSTR. NO. 04-1730648 JULY 8, 2004	TO REMAIN	
45	MULTIPLE	ACCESS, UTILITIES	INSTR. NO. 05-0793905 APRIL 6, 2005	TO REMAIN	BLANKET EASEMENT



2248 FARADAY AVE.  
 CARLSBAD, CA 92008  
 TEL: (760) 431-8802  
 FAX: (760) 431-8802  
 5215 TORNEY ROAD  
 VALDUBIA, CA 94596  
 TEL: (925) 799-2760

PREPARED FOR:  
**LENNAR HOMES**  
 980 MONTECITO DRIVE, SUITE 302  
 CORONA, CA 92879  
 (951)817-3542

REPRESENTATIVE: CHERYL THOMPSON

PLANS PREPARED BY:  
**ALLIANCE LAND PLANNING & ENGINEERING INC.**  
 2248 FARADAY AVE.  
 CARLSBAD, CA 92008  
 (760) 431-9896

PLANS PREPARED UNDER THE DIRECTION OF:  
  
**CRAIG M. WHITTAKER** R.C.E. 51929

DATE: 10/28/14



**SHEET 2** COUNTY OF LOS ANGELES **2** SHEETS

MAJOR LAND DIVISION  
 VESTING TENTATIVE TRACT MAP  
 NO. 52796  
 EXHIBIT 'A'

LOCATED IN THE UNINCORPORATED AREA OF THE  
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

NO.	DATE	REVISIONS	BY	APPR.

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. Label existing water mainline with the name of water purveyor; and the point of connection.

Prepared by <sup>IN</sup> Imelda Ng  
pm52796w-rev7.doc

Phone (626) 458-4921

Date 11-17-2014

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

Page 1/1

TENTATIVE MAP DATED 10-28-2014  
EXHIBIT "A" MAP DATED 10-28-2014

- 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 11-17-2014

tr 52796-rev7.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. If applicable, quitclaim or relocate easements running through proposed structures.
8. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. 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.

*HCW*  
  
Prepared by John Chin

Phone (626) 458-4918

Date 11-17-2014

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.
3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
6. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.
7. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.

8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six percent.
10. Provide minimum landing area of 200 feet for highways, 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
11. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.
12. 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 (northerly direction near Lot 70). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
13. 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.
14. Depict all line of sight easements on the landscaping and grading plans.
15. 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.
16. Prepare detailed 1" = 40' scaled signing and striping plans for Pico Canyon Road abutting this subdivision to the satisfaction of Public Works.
17. Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with Pico Canyon Road.
18. Dedicate right of way 50 feet from the latest I.E.C. approved centerline on Pico Canyon Road per P-map 257.

19. Permission is granted to abandon excess right of way on Pico Canyon Road subject to the dedication of right of way and completion of the proposed improvements on the new Pico Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
20. Dedicate the right to restrict vehicular access to Lots 105, 116, and 117 on Pico Canyon Road.
21. 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.
22. Dedicate right of way 30 feet from centerline on "A" Street west of "C" Street including a standard cul-de-sac bulb, on "B" Street, "C" Street including a standard cul-de-sac bulb, and "D" Street including a standard cul-de-sac bulb.
23. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb on "E" Street and "F" Street.
24. Construct full-width highway improvements along the property frontage on Pico Canyon Road, including curb, gutter, base, pavement, and full-width sidewalk to the satisfaction of Public Works.
25. Construct curb, gutter, base, pavement, and sidewalk along the property frontage on all interior streets. Permission is not granted to use the alternate street section on the interior streets.
26. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
27. Remove the existing temporary turnaround on Verandah Court to the satisfaction of Public Works.

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

37. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all green street infrastructure identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent year's assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.
38. 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.
39. Install postal delivery receptacles in groups to serve two or more residential units.
40. 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.
41. 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.
42. 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.

43. 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.



Prepared by Diego Rivera  
tr52796r-rev7.doc

Phone (626) 458-4921

Date 10-20-2014

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12218AS, dated 08-12-2014) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
5. Outlet approval from the City of Santa Clarita is required for the Sewer improvement plan.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 52796

MAP DATE: October 28, 2014

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**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### **TENTATIVE/EXHIBIT MAP - HOLDS**

1. Provide a Phasing Map, as requested on General Note 4, clearly depicting the proposed unit phasing.
2. Clarify if there will be a connection from D Street to the Emergency Vehicle Access Road. As currently designed and shown on the Exhibit Map, not clear to the Fire Department. Provide a note or label on the Exhibit Map.
3. Submit verification of the approved Preliminary Fuel Modification Plan to our office prior to Tentative Map clearance.
4. Submit a Water System Design Report, or equivalent, from Valencia Water Company stating the water system expansion will be design to comply with the Fire Department's fire flow requirement of **1250** gpm at 20 psi for 2 hrs. Compliance required prior to Tentative Map clearance.

### **CONDITIONS OF APPROVAL – ACCESS**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A reciprocal access agreement is required for the proposed Emergency Vehicle Access Road. Submit documentation to the Fire Department for review prior to Final Map clearance.
3. The Emergency Vehicle Access Road shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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PROJECT: TR 52796

MAP DATE: October 28, 2014

- 
4. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
  5. All proposed buildings shall be places such that a fire lane is provided to within 150ft of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  6. All proposed gates, both vehicular and pedestrian gates, shall comply with the County of Los Angeles Fire Code and the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
  7. The proposed Emergency Vehicle Access Road shall provide a minimum paved width of 24 feet, maintain a minimum brush clearance of 10 feet on each side of the 30 feet easement, comply with all the Fire Department driveway standard (gradients, turning radii, etc) and be capable to support a live load of 75,000 pounds. Verification for compliance will be performed during the architectural plan review prior to building permit issuance and prior to occupancy.
  8. The Emergency Vehicle Access Road shall be posted with approved signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  9. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
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PROJECT: TR 52796

MAP DATE: October 28, 2014

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### CONDITIONS OF APPROVAL - WATER

1. Install 9 public fire hydrants as noted on the Exhibit Map.  
Location: AS PER MAP FILED IN OUR OFFICE.
2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
4. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
5. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
6. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
7. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>52796</b>	DRP Map Date:	<b>10/28/2014</b>	SCM Date:	<b>12/04/2014</b>	Report Date:	<b>11/25/2014</b>
Park Planning Area #	<b>35A</b>		<b>NEWHALL / VALENCIA</b>			Map Type:	<b>TENTATIVE</b>

Total Units  = Proposed Units  + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	<b>1.03</b>
IN-LIEU FEES:	<b>\$329,185</b>

Conditions of the map approval:

The park obligation for this development will be met by:

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

Trails:

See also attached Trail Report.

Comments:

\*\*\* Advisory:

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

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

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

By: *Kathline J. King*  
Kathline J. King, Chief of Planning



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>52796</b>	DRP Map Date:	<b>10/28/2014</b>	SMC Date:	<b>12/04/2014</b>	Report Date:	<b>11/25/2014</b>
Park Planning Area #	<b>35A</b>		<b>NEWHALL / VALENCIA</b>			Map Type:	<b>TENTATIVE</b>

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  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.36	0.0030	102	1.03
M.F. < 5 Units	2.27	0.0030	0	0.00
M.F. >= 5 Units	2.26	0.0030	0	0.00
Mobile Units	1.55	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>1.03</b>

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

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

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.03	0.00	0.00	1.03	\$319,597	<b>\$329,185</b>



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

November 25, 2014

Sent via e-mail: lhikichi@planning.lacounty.gov

TO: Tyler Montgomery  
Department of Regional Planning

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

SUBJECT: **NOTICE OF TRACT MAP TRAIL REVIEW FOR  
TENTATIVE TRACT MAP (TTM) # 52796  
(MAP STAMPED BY REGIONAL PLANNING ON OCTOBER 28, 2014)**

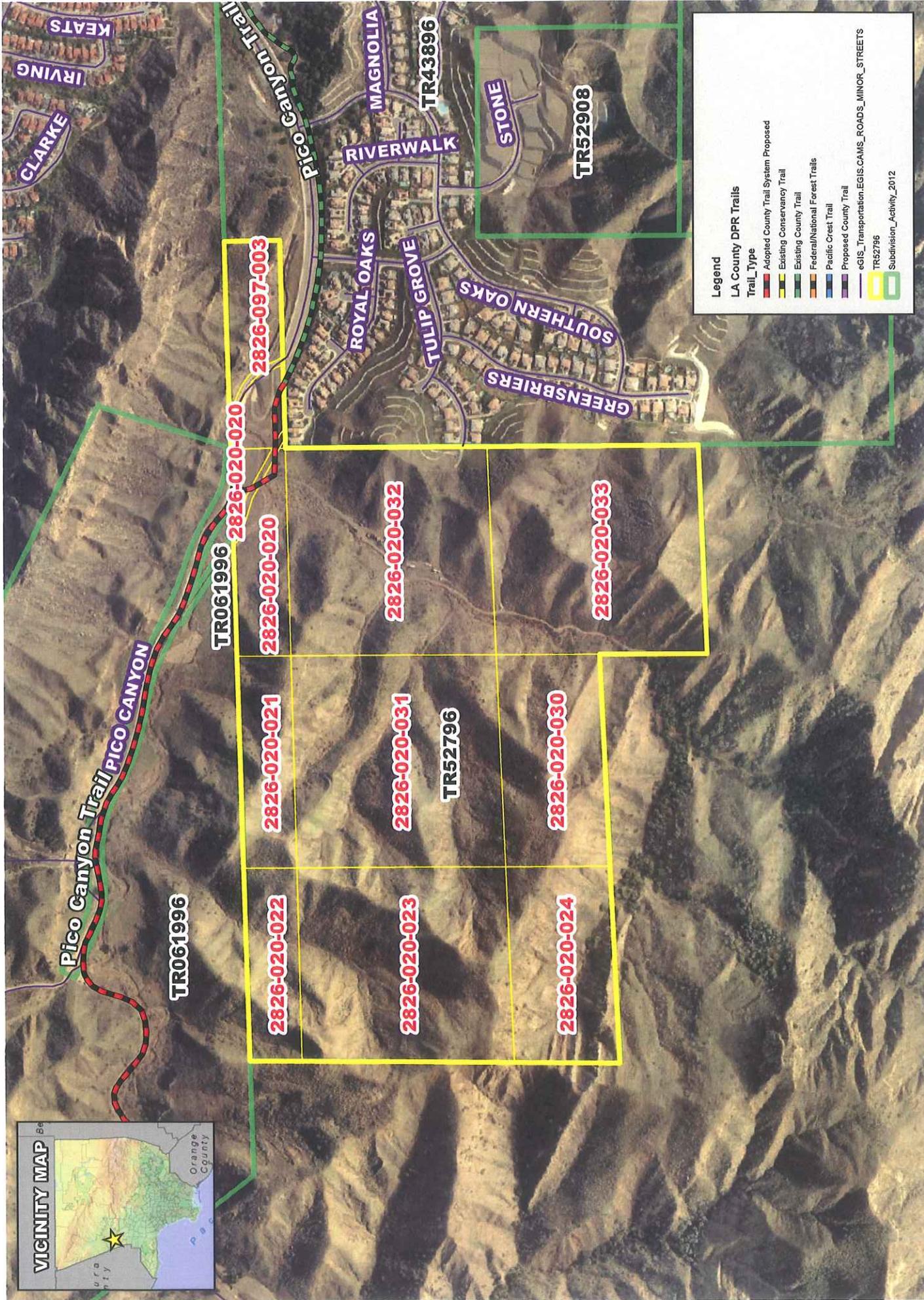
The Department of Parks and Recreation, Trail Planning Section (Department) has completed the trail review for Vesting Tentative Tract Map No. 052796. The Department requires the dedication of a twelve foot (12') wide trail easement for multi-use (hiking, mountain biking, and equestrian) purposes, to be designated as the "Pico Canyon Trail" and trail construction in a manner consistent with the County of Los Angeles Trails Manual.

- Map is on HOLD**
- Subdivider shall provide streetlight poles with cross-walk activation buttons at two (2) heights to accommodate both pedestrian and equestrian traffic at Pico Canyon Road and 'A' Street intersection. Subdivider shall request coordination with Department of Public Works to address crosswalk design standards**
- Show cross section details for Pico Canyon Road and 'A' Street intersection including proposed trail.**
- Contact Park Planner to further discuss trail alignment and requirements.**

Further research and clarification is needed to ensure the proposed trails will provide improved trail access and connectivity. Please contact Park Planner, Robert Ettleman, at (213) 351-5134 or rettleman@parks.lacounty.gov to discuss map revisions as they pertain to trail requirements.

FM/ RE: TR052796\_2014

c: Parks and Recreation (C. Lau, F. Moreno, R. Ettleman)



**Legend**

**LA County DPR Trails**

Trail\_Type

- Adopted County Trail System Proposed
- Existing Conservancy Trail
- Existing County Trail
- Federal/National Forest Trails
- Pacific Crest Trail
- Proposed County Trail
- eGIS\_Transportation.EGIS.CAMS\_ROADS\_MINOR\_STREETS
- TR52796
- Subdivision\_Activity\_2012



**TRAIL REVIEW: VESTING TENTATIVE TRACT MAP NO. 52796**  
 County of Los Angeles | Department of Parks & Recreation

1,000 Feet

Date: 02/24/14  
 Prepared By: Planning  
 County of Los Angeles  
 Trails: EGIS DPR TRAILS  
 Parcels: EGIS ASSR PARCELS  
 Subdivision Activity: DRP  
 Roads: Thomas Brothers (All rights reserved)



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

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

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

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

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

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Third District

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Fourth District

**Michael D. Antonovich**  
Fifth District

November 21, 2014

Tentative Tract Map No. 52796

Vicinity: Santa Clarita

Tentative Tract Map Date: October 28, 2014

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 copy of a current original 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, REHS, DPA** (M.T.)  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov)  
TEL (626) 430-5382 • FAX (626) 813-3016