



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

PROJECT NUMBER

04-075

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No.060922-1
Conditional Use Permit No. RCUP201500126
Environmental Assessment No. RENV201500227

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Pardee Homes, Michael A. McMillen (Sikand Engineering)

**MAP/EXHIBIT
DATE:**

09/27/16

**SCM REPORT
DATE:**

10/27/16

SCM DATE:

11/3/16

PROJECT OVERVIEW

A request to amend a tentative map approval to create single family residential lots, multi-family residential lots developed with detached single-family condominium units, a public park lot, private parks, one school lot, public facility lots including debris basin and water tank lots and open space lots.

Subdivision: To create 876 single-family residence lots, four multi-family residence lots developed with 344 detached, single-family residence condominium units, 20 open space lots, one public park lot, five private recreation lots, one school lot, 13 public facility lots, two water tank lots, one booster station lot and 12 private drive lots. (1,250 total lots/units).

CUP: To authorize development within an SEA; urban/non-urban hillside management area; density controlled development; onsite grading in excess of 100,000 cubic yards.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: # Revision (requires a fee):

LOCATION

Skyline Ranch Road

ACCESS

Skyline Ranch, Plum Canyon and Whites Canyon Roads

ASSESSORS PARCEL NUMBER(S)

Various

SITE AREA

2,173.25 gross acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley (OVOV)

ZONED DISTRICT

Sand Canyon

SUP DISTRICT

5th

LAND USE DESIGNATION

H2 (Urban Residential 18 units per acre) RL5 (Non-urban 1 unit per 5 acres) OS-C (Open Space)

ZONE

A-1-2 A-2-2 R-1

CSD

N/A

PROPOSED UNITS

(DU)

1220

MAX DENSITY/UNITS

(DU)

TBD

GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

Approximately 33,000,000 cubic yards combined (cut plus fill) grading 16,500,000 cy cut and 16,500,000 cy fill.

ENVIRONMENTAL DETERMINATION (CEQA)

Pending staff review and determination for an addendum.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov

Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Vicente Banada (626) 430-5381 ybanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:
Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

VTTM TR069022, PA2009000009, HWY200900001, CP04-075, CUP200900121, OTP200700021 approved December 7, 2010, RPPL2016001976.

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the amended tentative map. Ensure all lots meet the minimum standard. Please read below for further details.

Environmental Determination:

Cleared Hold

1. Staff review for an addendum to the certified FEIR is pending.

Tentative Map:

Clear Hold

2. Your lot count is inconsistent with the application. The application indicates 20 and the map shows 13. Please reconcile that and your total lots discrepancy (935 vs. 942).
3. As previously requested, the existing zoning and Plan are incorrect. The "2012 approved" is now existing and current. The former was in place at the time of the original tentative map approval. Consistently indicate existing and former.
4. Ensure all existing improvements and stands of vegetation are shown, specifically oak tree(s), and provide the proposed status. The oak tree is noted, yet not depicted.
5. As previously requested, ensure proposal for easements is clearly depicted (as indicated in legend) and noted.
6. As previously requested, ensure minimum lot widths and average lot widths meet the standards contained in part 1 of §21.24.240 and §22.52 (average width, required width = 50 feet minimum), specifically check lots 119,123,124,129,130,142,143,144,297,314,315,316,372,388, 662,663,664,665,759,793 and 872.
7. Lot 575 does not meet the minimum required area. Please address by meeting the minimum required area of 5,000 square feet.
8. As previously requested, add linear street frontage of the lots to the lot table.
9. Ensure grading is at or below the maximum volume analyzed with the original CUP in order to withdraw the CUP request.

Exhibit Map/Exhibit "A":

Clear Hold

10. Provide additional programming of additional amenities/active open space areas for each multi-family residence lot.
11. Indicate the programming of the private recreational lots/spaces.
12. Ensure lot setbacks are observed.
13. For an amended tentative map, a separate exhibit map deposit of \$1,000 is required. Please schedule an appointment to submit the required amount by telephoning (213)974-6433.

Healthy Design Ordinance ("HDO"):

Clear Hold

14. 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.

RESUBMITTAL INSTRUCTIONS

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

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

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

It is recommended that this amended exhibit 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. Add a General Note to request permission waiving street frontage on applicable lots.
2. Landscape Maintenance District formation needs to be approved by Public Works' Traffic and Lighting Division. Please contact Julian Garcia at (626) 300-2061 to start the process.
3. An approved revised hydrology report is required. Please see attached Hydrology review sheet (Comment 1) for comments. Please note that the revised hydrology report submitted on 10/07/2016 is currently pending review.
4. Please see attached Hydrology review sheet (Comments 5 through 7) for additional comments and requirements.
5. Please see attached Geologic and Soils Engineering review sheet (Comments G1 through G3 and S1 through S8) for comments and requirements.
6. Please see attached Grading review sheet (Comment 1) for comments.
7. As previously requested, please see attached Road review sheet (Comments 1 through 4) for requirements.
8. Approval of the updated sewer area study is required. Please see attached Sewer review sheet (Comment 1) for requirements. Please note that sewer area study PC 12109as is currently pending review.
9. Obtain approval from the City of Santa Clarita for the proposed sewer alignment within the City. Please see attached Sewer review sheet (Comment 2) for requirements.
10. A revised tentative map is required to show the following additional items:
 - a. Provide a 20-acre large-lot map.
 - b. Please see attached Hydrology review sheet (Comments 2 through 4) for requirements.

- c. Please see attached Geologic and Soils Engineering review sheet (Comment G2) for requirement.
 - d. Please see attached Road review sheet (Comment 5) and checked print for comments and requirements.
11. A revised exhibit "A" is required to show the following additional items:
- a. Please see attached Road review sheet (Comment 5) and checked print for comments and requirements.
 - b. Please see attached Sewer review sheet (Comment 3) for requirements.

HW



Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 10-25-2016

tr60922-1L-amended map-rev1.doc

http://planning.lacounty.gov/case/view/tentative_tract_map_no_060922_project_no_04_075_skyline_ranch_project/



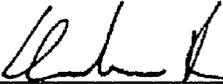
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 060922

REVISED TENTATIVE MAP DATED 09/27/2016
REVISED EXHIBIT MAP 09/27/2016

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

1. Prior to tentative map approval for drainage, the Revised Hydrology Report must be reviewed and approved.
 - The Revised Hydrology Report was submitted on 10/07/2016 and is currently pending approval.
2. Clearly label the proposed offsite storm drain in and south east of Sierra Highway on the Tentative Map.
3. Clearly show the storm drain within Skyline Ranch Road as shown on the Proposed Conditions Hydrology Map south of lots 877 and 921.
4. Ensure the access road in the area where the proposed storm drain connects to existing PD 704 matches what is shown on the Proposed Conditions Hydrology Map.
5. 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.
6. Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required prior to Hydrology Report approval.
7. A Drainage Benefit Assessment Area (DBAA) will be required to fund the ongoing operation, maintenance, and replacement (if required) of the proposed publically maintained water quality devices.

Reviewed by  Date 10/25/2016 Phone (626) 458-4921
Andrew Ross

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 Map 060922-1 Tentative Map Dated 9/27/16 (Amended Map) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) _____ 16 M.yd³ Location Santa Clarita APN _____
Geologist LGC Valley, Inc. Subdivider Pardee Homes
Soils Engineer LGC Valley, Inc. Engineer/Arch. Sikand

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 7/19/16
References: Geolabs-Westlake Village, 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04

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

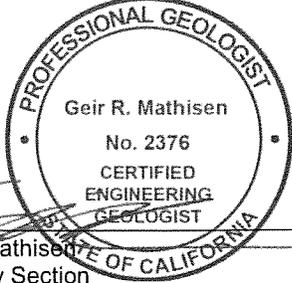
As previously requested:

- G1. Provide a geologic cross section through landslide Qls L28 including the proposed remedial fill, that extends to the bottom of the canyon. Provide slope stability analyses as necessary.
- G2. Show the proposed grading required for the removal of landslides Qls L17 and Qls L27 on the geotechnical maps and Tentative Map. Note: Mitigation of landslide Qls L17 will require offsite grading.
- G3. Landslide Qls L9 is not shown on cross section 2-2'. Revise the cross section to include the mapped landslide.
- S1. The Soils Engineer determined the most critical mode of failure for each of the cross sections by performing the global/translational slope stability analyses under static conditions; however, seismic slope stability analyses were not performed for some of these most critical modes of failure. Provide global/translational slope stability analyses under seismic conditions for cross sections 1-1', 2-2', 3-3', 5-5', 6-6', 7-7', 10-10', 19-19', 20-20', 21-21', 22-22', 24-24', and 38-38'. Recommend mitigation if factors of safety are below the County's minimum standard.
- S2. Provide static and seismic slope stability analyses for the proposed grading at the lower portion of cross section 9-9'. Recommend mitigation if factors of safety are below the County's minimum standards.
- S3. Provide temporary slope stability analyses for the proposed backcuts shown on cross sections 3-3', 9-9', 13-13', 24-24', 28-28', 35-35', 36-36', 38-38', and 39-39'. Recommend mitigation if factors of safety are below the County's minimum standard.
- S4. Provide temporary slope stability analyses for the proposed 1:1 (H:V) and 2:1 backcuts within the landslide materials. Recommend mitigation if factors of safety are below the County's minimum standard.
- S5. The Soils Engineer indicates that grading at cross section 2-2' requires the use of slot cutting. Provide specific recommendations on slot cutting (i.e. maximum slot width, height, duration, etc.). Also, provide calculations to show that proposed slot cutting will meet the minimum required factor of safety of 1.25.
- S6. Provide data and/or analyses to show that fill soils, including compacted fill and remedial fill, placed on top of existing landslide materials will not be susceptible to landsliding and/or settlement.
- S7. Show the following on the geotechnical map:
 - a. Proposed grades.
 - b. Locations of "Restricted Use Areas", if applicable.
- S8. The Geotechnical and Materials Engineering Division is now accepting review submittals through a web application at the following URL: <https://dpw.lacounty.gov/apps/esubmissions/gme/default.aspx>. Please use this web portal to submit documents in response to this review.

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

Prepared by _____

Jeremy Wan
Soils Section


Geir Mathisen
Geology Section
Date 10/19/16

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT NO. 060922-1 (Amend.)

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TENTATIVE MAP DATED 09-27-2016
EXHIBIT MAP DATED 09-27-2016

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. Approval of the latest hydrology study plan by the Storm Drain and Hydrology Section of Land Development Division. Please note that if any design changes are required to the manufactured slope shown on Sheet 5 of the tentative map, a revised tentative map would be required.

DGR

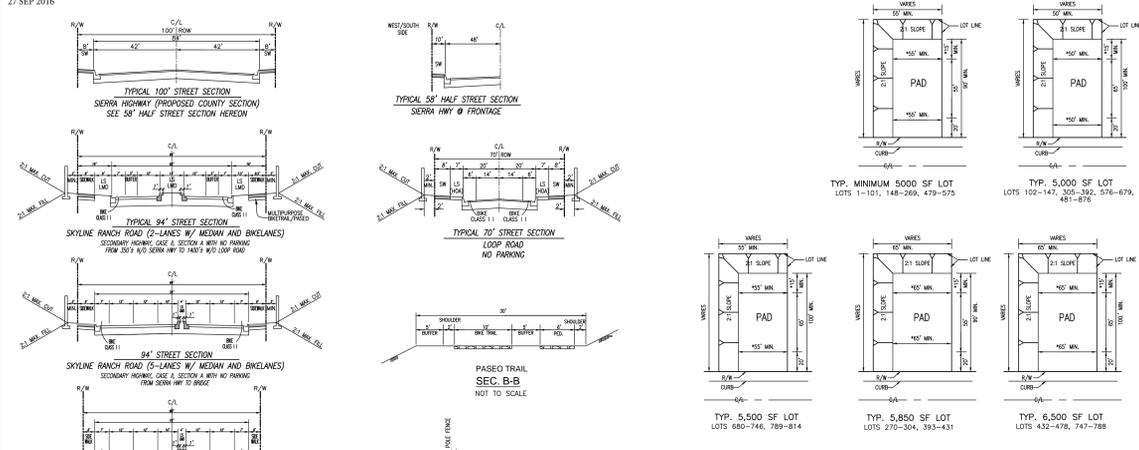
Name Diego Rivera Date 10/20/2016 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Denial (01-20-09).doc

It is recommended that this revised tentative map and Exhibit "A" 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:

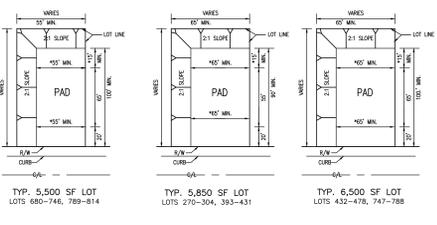
1. As previously requested, a revised highway alignment for Skyline Ranch Road must be approved by the Interdepartmental Engineering Committee (IEC)/Public Works.
2. As previously requested, a revised approved 100-foot-scale conceptual striping plan is required on Skyline Ranch Road to determine adequate pavement widths. Please contact Andrew Ngumba from our Traffic and Lighting Division at (626) 300-4851 for additional information and review fees.
3. As previously requested, request permission to waive the offer of future right of way for all proposed private streets on the tentative map and exhibit map as part of the general note.
4. As previously requested, submit a revised drainage concept to the Storm Drain and Hydrology Section to address potential drainage impacts as a result of the proposed street improvements and possible alterations to existing drainage patterns.
5. A revised tentative map and exhibit map is required. See additional road comments as shown in the attached files (2016-10-20 tr_060922-1_tract-map-20160927 road checkprint.pdf) which can be found at the following ftp link: <ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTR%2060922/>

PC

STREET CROSS SECTIONS



SINGLE FAMILY LOTS

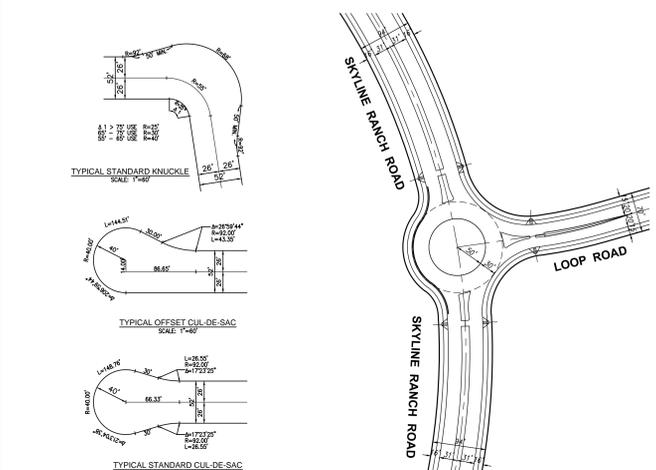


SANTA CLARITA VALLEY AREA PLAN - ZONING	AREA
A-1-10,000	328.20 Ac
A-2-1	1,757.45 Ac
A-1-1	87.60 Ac
TOTAL	2,173.25 Ac

SANTA CLARITA VALLEY AREA PLAN - LAND USE	AREA
URBAN-3 "U3"	4.40 Ac
URBAN-2 "U2"	33.30 Ac
URBAN-1 "U1"	14.20 Ac
NOW URBAN-2 "N2"	155.60 Ac
FLOODWAY/FLOOD PLAIN "W"	6.60 Ac
HILLSIDE MANAGEMENT "HM"	1,959.15 Ac
TOTAL	2,173.25 Ac

ONE VALLEY ONE VISION ZONING & GENERAL PLAN	AREA
SINGLE FAMILY R-1	850.00 Ac
A-2-2	1,323.25 Ac
TOTAL	2,173.25 Ac

ONE VALLEY ONE VISION ZONING LAND USE	AREA
RESIDENTIAL "R2"	850.00 Ac
RURAL LAND 5 "RL5"	1,323.25 Ac
TOTAL	2,173.25 Ac

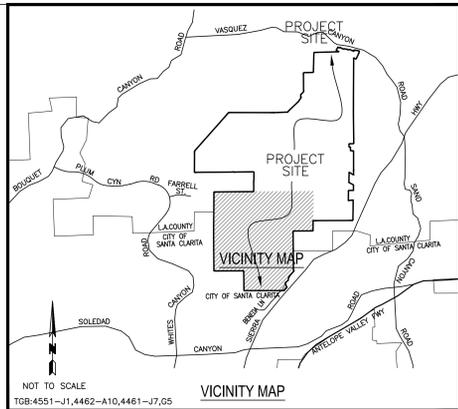
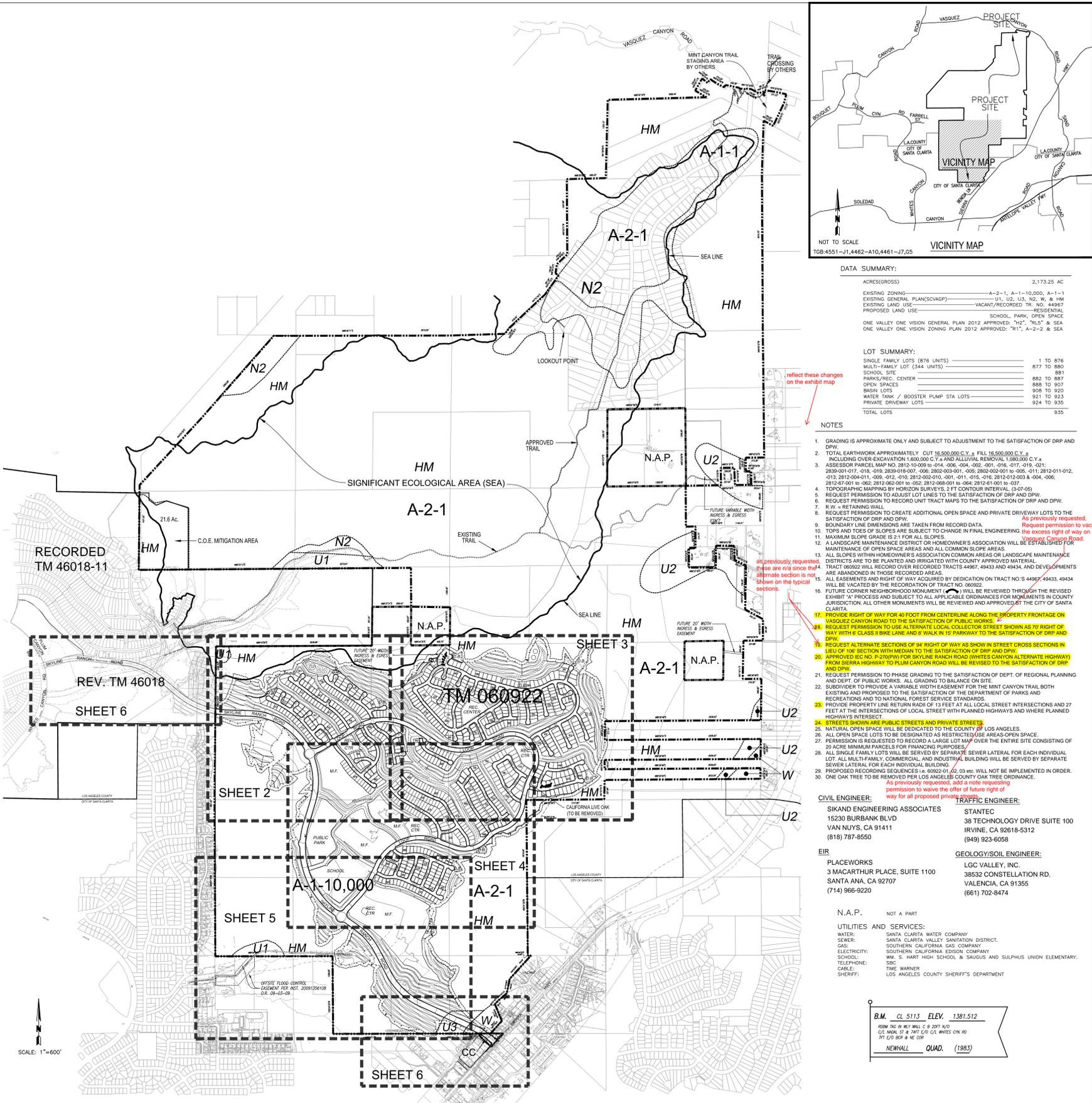


ROUNDABOUT DETAIL
NOT TO SCALE

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	TENTATIVE MAP LAYOUT - 100 SCALE
3	TENTATIVE MAP LAYOUT - 100 SCALE
4	TENTATIVE MAP LAYOUT - 100 SCALE
5	TENTATIVE MAP LAYOUT - 100 SCALE
6	TENTATIVE MAP LAYOUT - 100 SCALE
7	TENTATIVE MAP - TRAIL EXHIBIT
8	TENTATIVE MAP - PROJECT AMENITIES, WALL LOCATION MAP & TRACT MAP
9	TENTATIVE MAP - PROP. SKYLINE RANCH ROAD/SIERRA HWY INT.

OFF-SITE DISTURBED AREA	
ADJ. TM 46018 (INCLUDES 8.8 AC PREVIOUSLY DISTURBED)	29.50 Ac
BLM PROPERTY	1.96 Ac
SOUTH @ SIERRA HWY. JOINING (UNDER SAME OWNERSHIP)	1.37 Ac
TOTAL:	32.83 Ac

PROJECT AREA SUMMARY	
PROJECT AREA CATEGORY	AREA
SCHOOL/PUBLIC FACILITY	11.98 Ac
PARK / RECREATION CENTER	19.36 Ac
MANUFACTURED SLOPE	178.51 Ac
WATER TANKS/BOOSTER STA.	3.14 Ac
NATURAL OPEN SPACE	1,677.35 Ac
SUB TOTAL	1,890.11 Ac
BASIN LOTS	7.35 Ac
SINGLE FAMILY LOTS	141.27 Ac
MULTI FAMILY LOTS	52.85 Ac
PRIVATE DRIVEWAY LOTS	48.36 Ac
STREET AREAS	33.08 Ac
TOTAL	2,173.25 Ac



DATA SUMMARY:

ACRES(GROSS)	2,173.25 Ac
EXISTING ZONING	A-2-1, A-1-10,000, A-1-1
EXISTING GENERAL PLAN(SCVAPP)	U1, U2, U3, W, & HM
EXISTING LAND USE	VACANT/RESERVED TR. NO. 44827
PROPOSED LAND USE	SCHOOL, PARK, OPEN SPACE
ONE VALLEY ONE VISION GENERAL PLAN 2012 APPROVED:	"R2", "RL5" & SEA
ONE VALLEY ONE VISION ZONING PLAN 2012 APPROVED:	"R1", "A-2-2" & SEA

LOT SUMMARY:

SINGLE FAMILY LOTS (876 UNITS)	1 TO 876
MULTI-FAMILY LOT (344 UNITS)	877 TO 880
SCHOOL, SITE	881
PARKS/REC. CENTER	882 TO 887
OPEN SPACES	888 TO 907
WATER TANK / BOOSTER PUMP STA. LOTS	908 TO 920
PRIVATE DRIVEWAY LOTS	921 TO 923
TOTAL LOTS	924 TO 935

- NOTES
- GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENT TO THE SATISFACTION OF DRP AND DPW.
 - TOTAL EARTHWORK APPROXIMATELY CUT 16,500,000 C.Y. & FILL 16,500,000 C.Y. INCLUDING OVER-EXCAVATION 1,600,000 C.Y. AND ALLUVIAL REMOVAL 1,000,000 C.Y.
 - ASSESSOR'S PARCEL MAP NO. 2812-10-009-014, 008, 004, 002, 001, 016, 017, 018, 021, 2839-001-017, 018, 019, 2839-018-007, 006, 2802-003-001, 006, 2802-002-001 to 006, 011, 2812-011-012, 013, 2812-004-011, 009, 012, 010, 2812-002-010, 001, 011, 015, 016, 2812-012-003 & 004, 006, 2812-07-01 to 002, 2812-06-001 to 002, 2812-08-001 to 006, 2812-01-001 to 007.
 - TOPOGRAPHIC MAPPING BY HORIZON SURVEYS, 2 FT CONTOUR INTERVAL (3-07-05).
 - REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF DRP AND DPW.
 - REQUEST PERMISSION TO RECORD UNIT TRACT MAPS TO THE SATISFACTION OF DRP AND DPW.
 - R.W. & RETAINING WALL.
 - REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE AND PRIVATE DRIVEWAY LOTS TO THE SATISFACTION OF DRP AND DPW.
 - BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA.
 - TOPS AND TOES OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
 - MAXIMUM SLOPE GRADE IS 2% FOR ALL SLOPES.
 - A LANDSCAPE MAINTENANCE DISTRICT OR HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND ALL COMMON SLOPE AREAS.
 - ALL SLOPES WITH HOMEOWNER'S ASSOCIATION AREAS OR LANDSCAPE MAINTENANCE DISTRICTS ARE TO BE PLANTED AND IRRIGATED WITH COUNTY APPROVED MATERIAL.
 - TRACT 060922 WILL RECORD OVER RECORDED TRACTS 44867, 49433 AND 49434, AND DEVELOPMENTS ARE ABANDONED IN THOSE RECORDED AREAS.
 - ALL EASEMENTS AND RIGHT OF WAY ACQUIRED BY DEDICATION ON TRACT NO. S 44867, 49433, 49434 WILL BE VACATED BY THE RECORDED TRACT NO. 060922.
 - FUTURE CORNER NEIGHBORHOOD MONUMENT (M) WILL BE REVIEWED THROUGH THE REVISED EXHIBIT "A" PROCESS AND SUBJECT TO ALL APPLICABLE ORDINANCES FOR MONUMENTS IN COUNTY JURISDICTION. ALL OTHER MONUMENTS WILL BE REVIEWED AND APPROVED BY THE CITY OF SANTA CLARITA.
 - PROVIDE RIGHT OF WAY FOR 40 FOOT FROM CENTERLINE ALONG THE PROPERTY FRONTAGE ON VASQUEZ CANYON ROAD TO THE SATISFACTION OF PUBLIC WORKS.
 - REQUEST PERMISSION TO USE ALTERNATE LOCAL COLLECTOR STREET SHOWING AS TO RIGHT OF WAY WITH 6 CLASS 1 BIKELANE AND 8 WALK IN IS PARKWAY TO THE SATISFACTION OF DRP AND DPW.
 - REQUEST ALTERNATE SECTIONS OF 34 RIGHT OF WAY AS SHOWN IN STREET CROSS SECTIONS IN LIEU OF 106 SECTION WITH MEDIAN TO THE SATISFACTION OF DRP AND DPW.
 - APPROVED FC NO. P-270(PH) FOR SKYLINE RANCH ROAD (WHITES CANYON ALTERNATE HIGHWAY) FROM SIERRA HIGHWAY TO PLUM CANYON ROAD WILL BE REVISED TO THE SATISFACTION OF DRP AND DPW.
 - REQUEST PERMISSION TO PHASE GRADING TO THE SATISFACTION OF DEPT. OF REGIONAL PLANNING AND DEPT. OF PUBLIC WORKS. ALL GRADING TO BALANCE ON SITE.
 - SUBDIVIDER TO PROVIDE A VARIABLE WIDTH EASEMENT FOR THE MINT CANYON TRAIL BOTH EXISTING AND PROPOSED TO THE SATISFACTION OF THE DEPARTMENT OF PARKS AND RECREATION AND TO NATIONAL FOREST SERVICE STANDARDS.
 - PROVIDE PROPERTY LINE RETURN RAIL OF 1 FEET AT ALL LOCAL STREET INTERSECTIONS AND 27 FEET AT THE INTERSECTIONS OF LOCAL STREET WITH PLANNED HIGHWAYS AND WHERE PLANNED HIGHWAYS INTERSECT.
 - STREETS SHOWN ARE PUBLIC STREETS AND PRIVATE STREETS.
 - NATURAL OPEN SPACE WILL BE DEDICATED TO THE COUNTY OF LOS ANGELES.
 - ALL OPEN SPACE LOTS TO BE DESIGNATED AS RESTRICTED USE AREAS-OPEN SPACE.
 - PERMISSION IS REQUESTED TO RECORD A LARGE LOT MAP OVER THE ENTIRE SITE CONSISTING OF 20 ACRE MINIMUM PARCELS FOR FINANCING PURPOSES.
 - ALL SINGLE FAMILY LOTS WILL BE SERVED BY SEPARATE SEWER LATERAL FOR EACH INDIVIDUAL LOT. ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL BUILDING WILL BE SERVED BY SEPARATE SEWER LATERAL FOR EACH INDIVIDUAL BUILDING.
 - PROPOSED RECORDING SEQUENCES I.e. 060922-01, 02, 03 etc. WILL NOT BE IMPLEMENTED IN ORDER.
 - ONE OAK TREE TO BE REMOVED PER LOS ANGELES COUNTY OAK TREE ORDINANCE.

CIVIL ENGINEER: SIKAND ENGINEERING ASSOCIATES
15230 BURBANK BLVD
VAN NUYS, CA 91411
(818) 787-8550

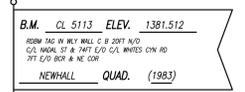
TRAFFIC ENGINEER: STANTEC
38 TECHNOLOGY DRIVE SUITE 100
IRVINE, CA 92618-5312
(949) 923-6058

EIR: PLACEWORKS
3 MACARTHUR PLACE, SUITE 1100
SANTA ANA, CA 92707
(714) 966-9220

GEOLOGY/SOIL ENGINEER: LGC VALLEY, INC.
38532 CONSTELLATION RD.
VALENCIA, CA 91355
(661) 702-8474

N.A.P. NOT A PART

UTILITIES AND SERVICES:
WATER: SANTA CLARITA WATER COMPANY
SEWER: SANTA CLARITA VALLEY SANITATION DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY
SCHOOL: S. HART HIGH SCHOOL & SAUGUS AND SULPHUR UNION ELEMENTARY
SBC: SBC
CABLE: TIME WARNER
SHERIFF: LOS ANGELES COUNTY SHERIFF'S DEPARTMENT



PREPARED FOR:
PardeeHomes
177 East Colorado Blvd., Suite 500, Pasadena, CA 91105
ATTN: David Little
(310) 955-3100

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 3, 9, 10, 16 & 34,
TOWNSHIP 4 NORTH, RANGE 15 WEST, S.B.54,
UNINCORPORATED AREA OF LOS ANGELES COUNTY

NO.	DATE	REVISION
2	9-27-2016	AMENDED TT MAP REV. PER SCM DATED JUNE 16, 2016
1	5-18-2016	AMENDED TT MAP REV. PER SCM DATED NOV. 19, 2015



SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

AMENDED MAP
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 060922
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ROAD

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 4

AMENDED MAP



SINGLE FAMILY LOT AREA																				
Lot No.	Gross (SF)	Net (SF)	Lot No.	Gross (SF)	Net (SF)	Lot No.	Gross (SF)	Net (SF)	Lot No.	Gross (SF)	Net (SF)	Lot No.	Gross (SF)	Net (SF)	Lot No.	Gross (SF)	Net (SF)	Lot No.	Gross (SF)	Net (SF)
1	8096	8096	127	8026	8026	251	9515	9515	375	7855	7855	501	9515	9515	625	9844	9844	751	9855	9855
2	8197	8197	128	8026	8026	252	8281	8281	377	8564	8564	502	7883	7883	627	7230	7230	752	7888	7888
3	7890	7890	129	8026	8026	253	7783	7783	378	7804	7804	503	5356	5356	628	5420	5420	753	7085	7085
4	6573	6573	130	6092	6092	254	5516	5516	379	5335	5335	504	5315	5315	629	5415	5415	754	7284	7284
5	5627	5627	131	6092	6092	255	5889	5889	380	5632	5632	505	5189	5189	630	5430	5430	755	7883	7883
6	3396	3396	132	5732	5732	256	5704	5704	381	7133	7133	506	5333	5333	631	5486	5486	756	7011	7011
7	2921	2921	133	6026	6026	257	6026	6026	382	5389	5389	507	5332	5332	632	5482	5482	757	7064	7064
8	5139	5139	134	6026	6026	258	6026	6026	383	6006	6006	508	5444	5444	633	6175	6175	758	7146	7146
9	5130	5130	135	6026	6026	259	6026	6026	384	6175	6175	509	5201	5201	634	6884	6884	759	8075	8075
10	5130	5130	136	6026	6026	260	6026	6026	385	6175	6175	510	5201	5201	635	5783	5783	760	7288	7288
11	5430	5430	137	6026	6026	261	10368	10368	386	5961	5961	511	6044	6044	636	5395	5395	761	7999	7999
12	5130	5130	138	6026	6026	262	6026	6026	387	6808	6808	512	5798	5798	637	5473	5473	762	8126	8126
13	5130	5130	139	6026	6026	263	6026	6026	388	6006	6006	513	5905	5905	638	5483	5483	763	8174	8174
14	5130	5130	140	6026	6026	264	6026	6026	389	6288	6288	514	5914	5914	639	5402	5402	764	7035	7035
15	5130	5130	141	6026	6026	265	6026	6026	390	5476	5476	515	5845	5845	640	5404	5404	765	7440	7440
16	5130	5130	142	6026	6026	266	6026	6026	391	5311	5311	516	5906	5906	641	5429	5429	766	8017	8017
17	5130	5130	143	6026	6026	267	6026	6026	392	6180	6180	517	6283	6283	642	5405	5405	767	8357	8357
18	5130	5130	144	6026	6026	268	6026	6026	393	5092	5092	518	7033	7033	643	5429	5429	768	8039	8039
19	5130	5130	145	6026	6026	269	6026	6026	394	6003	6003	519	5844	5844	644	5725	5725	769	8143	8143
20	5130	5130	146	6026	6026	270	10392	10392	395	7156	7156	520	5476	5476	645	5631	5631	770	7444	7444
21	5130	5130	147	6026	6026	271	1905	1905	396	7134	7134	521	5682	5682	646	6761	6761	771	8038	8038
22	5130	5130	148	6026	6026	272	12196	12196	397	7133	7133	522	5311	5311	647	5919	5919	772	8313	8313
23	7001	7001	149	6026	6026	273	8839	8839	398	9183	9183	523	5330	5330	648	5564	5564	773	7425	7425
24	8554	8554	150	6026	6026	274	6475	6475	399	7470	7470	524	5621	5621	649	8797	8797	774	7127	7127
25	6812	6812	151	6026	6026	275	6469	6469	400	10672	10672	525	6152	6152	650	6428	6428	775	7888	7888
26	6328	6328	152	6026	6026	276	8596	8596	401	9944	9944	526	6135	6135	651	6688	6688	776	7013	7013
27	6683	6683	153	7300	7300	277	7333	7333	402	8249	8249	527	6735	6735	652	6735	6735	777	7076	7076
28	6338	6338	154	8620	8620	278	8620	8620	403	8620	8620	528	6135	6135	653	6843	6843	778	8614	8614
29	6145	6145	155	6308	6308	279	7467	7467	404	8621	8621	529	5728	5728	654	6634	6634	779	8239	8239
30	6280	6280	156	7937	7937	280	6837	6837	405	8034	8034	530	5991	5991	655	6683	6683	780	8094	8094
31	6288	6288	157	7481	7481	281	8620	8620	406	8620	8620	531	6493	6493	656	6843	6843	781	8074	8074
32	5693	5693	158	7154	7154	282	7143	7143	407	9732	9732	532	5918	5918	657	6342	6342	782	10742	10742
33	6143	6143	159	5607	5607	283	7948	7948	408	8238	8238	533	6501	6501	658	6660	6660	783	11779	11779
34	6143	6143	160	6026	6026	284	7119	7119	409	8620	8620	534	6119	6119	659	6626	6626	784	7188	7188
35	5737	5737	161	8028	8028	285	8286	8286	410	7863	7863	535	6782	6782	660	6711	6711	785	7073	7073
36	6289	6289	162	7778	7778	286	6981	6981	411	7786	7786	536	6501	6501	661	6557	6557	786	7464	7464
37	6182	6182	163	4381	4381	287	6879	6879	412	8143	8143	537	6286	6286	662	6843	6843	787	8193	8193
38	5488	5488	164	6028	6028	288	5078	5078	413	7807	7807	538	5978	5978	663	7520	7520	788	12190	12190
39	6986	6986	165	5691	5691	289	6997	6997	414	8734	8734	539	5869	5869	664	7227	7227	789	7063	7063
40	6143	6143	166	6026	6026	290	6026	6026	415	8620	8620	540	6501	6501	665	6559	6559	790	8094	8094
41	6288	6288	167	6176	6176	291	8807	8807	416	8741	8741	541	7173	7173	666	5738	5738	791	6825	6825
42	5999	5999	168	6026	6026	292	8028	8028	417	9100	9100	542	5836	5836	667	5828	5828	792	6781	6781
43	6143	6143	169	6026	6026	293	6026	6026	418	7959	7959	543	6428	6428	668	6578	6578	793	7888	7888
44	5173	5173	170	5877	5877	294	7004	7004	419	8620	8620	544	5341	5341	669	5508	5508	794	7398	7398
45	5173	5173	171	5877	5877	295	8236	8236	420	9441	9441	545	6311	6311	670	5705	5705	795	8073	8073
46	5173	5173	172	6026	6026	296	11138	11138	421	8286	8286	546	6629	6629	671	6285	6285	796	8029	8029
47	10355	10355	173	6150	6150	297	12510	12510	422	8057	8057	547	6540	6540	672	5561	5561	797	14626	14626
48	7004	7004	174	7125	7125	298	7463	7463	423	8788	8788	548	7828	7828	673	5510	5510	798	8254	8254
49	1786	1786	175	7881	7881	299	8620	8620	424	7133	7133	549	6119	6119	674	6286	6286	799	7375	7375
50	5990	5990	176	7254	7254	300	5351	5351	425	6317	6317	550	5040	5040	675	5832	5832	800	7146	7146
51	6181	6181	177	6804	6804	301	7511	7511	426	8620	8620	551	5330	5330	676	5922	5922	801	7090	7090
52	6181	6181	178	6804	6804	302	6804	6804	427	8620	8620	552	6428	6428	677	6286	6286	802	8073	8073
53	6181	6181	179	6804	6804	303	6173	6173	428	6783	6783	553	9110	9110	678	5828	5828	803	7042	7042
54	6983	6983	180	12314	12314	304	14706	14706	429	6242	6242	554	9000	9000	679	7599	7599	804	8883	8883
55	6181	6181	181	5425	5425	305	6026	6026	430	6286	6286	555	6286	6286	680	6428	6428	805	7028	7028
56	5930	5930	182	5024	5024	306	4073	4073	431	6937	6937	556	10428	10428	681	7220	7220	806	6939	6939
57	5930	5930	183	6026	6026	307	6788	6788	432	7735	7735	557	6130	6130	682	6487	6487	807	7423	7423
58	5486	5486	184	6026	6026	308	6820	6820	433	7735	7735	558	6130	6130	683	6286	6286	808	7065	7065
59	5619	5619	185	6844	6844	309	5154	5154	434	7855	7855	559	6006	6006	684	6373	6373	809	8233	8233
60	3765	3765	186	6477	6477	310	3968	3968	435	7878	7878	560	5919	5919	685	6325	6325	810	7443	7443
61	5555	5555	187	7258	7258	311	6185	6185	436	6532	6532	561	6165	6165	686	6311	6311	811	11192	11192
62	5555	5555	188	6734	6734	312	6185	6185	437	9661	9661	562	6005	6005	687	6128	6128	812	9041	9041
63	5555	5555	189	7041	7041	313	9237	9237	438	7188	71									

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 sewer area study PC 12109as currently in plancheck with Public Works must be approved. 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. The sewer area study and outlet approval shall also be reviewed and approved by the City of Santa Clarita.
2. Obtain approval from the City of Santa Clarita for the proposed sewer alignment within the City of Santa Clarita on sheet 6 of 9.
3. A revised exhibit map is required to show the following items:
 - a. Show and delineate sewer mainlines to serve the proposed development.


Prepared by Imelda Ng
tr60922-1-Amend Map-rev1.doc

Phone (626) 458-4921

Date 10-20-2016

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060922-1(Amend.)

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TENTATIVE MAP DATED 09-27-2016
EXHIBIT "A" DATED 09-27-2016

- 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 Aissa Carrillo

Phone (626) 458-3126

Date 10-25-2016

tr60922-1L-amended map-rev1.doc

http://planning.lacounty.gov/case/view/tentative_tract_map_no_060922_project_no_04_075_skyline_ranch_project/

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 060922-1(Amend.)

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TENTATIVE MAP DATED 09-27-2016
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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, Underground 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. 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.
6. 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.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
12. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
13. Place standard Landscape Maintenance District notes on the final map to the satisfaction of Public Works.
13. 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.
14. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
15. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
16. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
17. The first unit of this subdivision shall be filed as Tract No. 60922-01, the second unit, Tract No. 60922-02, and so forth and the last unit, Tract No. 60922.
18. The street frontage requirement for all applicable lots needs to be waived by the Advisory Agency.
19. 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.

20. 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.
21. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
22. Permission is granted to record large lots (20-acre or more) tract map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignment on Skyline Ranch Road to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.
23. 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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HCW

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 10-25-2016

tr60922-1L-amended map-rev1.doc

http://planning.lacounty.gov/case/view/tentative_tract_map_no_060922_project_no_04_075_skyline_ranch_project/

Preliminary Road Conditions:

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

1. 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.
2. 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.
3. 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.
4. 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.
5. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
6. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
7. 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.
8. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.
9. Depict all line of sight easements on landscaping and grading plans.
10. Permission is granted to vacate the excess right of way on Vasquez Canyon

Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. 40 feet of right of way shall be retained on Vasquez Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

11. Dedicate slope and drainage easements for future widening on Vasquez Canyon Road to the satisfaction of Public Works.
12. Dedicate vehicular access rights on Skyline Ranch Road and Vasquez Canyon Road for all lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
13. Provide standard property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with General Plan Highways and where all General Plan Highways intersect, or to the satisfaction of this Department.
14. Dedicate right of way within the tract boundaries on Skyline Ranch Road per the latest approved I.E.C. alignment _____ P-270(PW). The alignment and grade of Skyline Ranch Road shall be compatible with Tract 46018.
15. Dedicate off-site right of way 50 feet from centerline on Skyline Ranch Road from Sierra Highway to the southerly property line per the latest approved I.E.C. alignment _____ P-270(PW). It shall be the sole responsibility of the subdivider to acquire the necessary right of way.
16. Dedicate right of way 32 feet from centerline within the tract boundaries on Loop Road. The details of the proposed ultimate typical section are not necessarily approved. Approval is contingent on the traffic study demonstrating that the projected traffic volumes do not exceed the capacity of this roadway. If so, provide additional lanes.
17. Permission is granted to waive the offer of private and future right of way on all proposed Private Streets along the property frontage subject to the approval of the Advisory Agency due to topography limitations.
18. Reserve a non-exclusive access easement along the proposed Private Streets to the satisfaction of Public Works and the Fire Department.
19. Provide off-site full street r/w and construct off-site improvements and cul-de-sac bulbs wherever required to the satisfaction of the City of Santa Clarita.

20. Dedicate additional right of way at all proposed roundabout locations to the satisfaction of Public Works.
21. Construct curb, gutter, base, pavement and full-width sidewalk within the tract boundaries on Skyline Ranch Road to the satisfaction of Public Works.
22. Off-site improvements are required. Construct off-site full width highway improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, on the portion of Skyline Ranch Road from Sierra Highway to the southerly property line to the satisfaction of Public Works.
23. If Tract 46018 improvements are not constructed first, construct a minimum of 24 feet of "all weather" off-site pavement joining Skyline Ranch Road to Plum Canyon Road per the latest approved I.E.C. alignment P-270(PW) to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works. Proof of off-site access is required.
24. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; the owner of VTM 60922 and owner of an adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the dedication or irrevocable offer to dedicate has been recorded.
25. It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.
26. Construct curb, gutter, base, pavement and sidewalk within the tract boundaries on all local streets to the satisfaction of Public Works.
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. Plant street trees within the tract boundaries on Skyline Ranch Road and the

Loop Road to the satisfaction of Public Works.

29. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
30. Construct bridge on Skyline Ranch Road near Sierra Highway to the satisfaction of Public Works.
31. Provide intersection sight distance for a design speed of:
 - a. 40 mph (415 feet) on the Loop Road from "B" Street (westerly direction), from "X" Street (both directions), from "RRR" Street (southerly direction), from "XXX" Street (both directions), and from "HHHH" Street (both 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. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

32. Comply with the following street lighting requirements or as otherwise modified to the satisfaction of Public Works:
 - a. Provide street lights on concrete poles with underground wiring on Skyline Ranch Road and all internal public streets within the tract boundaries to the satisfaction of Public Works. The street lights shall be designed as a county owned and maintained (LS-3) system. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed project, or portions thereof, are not within an existing Lighting District. Annexation is 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. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of the building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

- i) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - ii) 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.
 - iii) Submit a map of the proposed project, 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 twelve months or more 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.

33. Underground all 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.
34. Provide and install street name signs prior to occupancy of buildings.
35. 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.
36. Prior to Building permit issuance pay the fees established by the Board of Supervisors for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in effect at the time of permit issuance. The current applicable fee is \$17,800 per factored unit and is subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels/property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.
37. If any ultimate improvements are constructed by the subdivider and accepted by the Los Angeles County Department of Public Works, or if any fair share payments for ultimate improvement work are made and are included as District improvements in the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District, then the subdivider may be issued credits which may then be used within the Bouquet Canyon Bridge and Major Thoroughfare District. Reimbursements will only be made on improvements constructed by the subdivider that are include as District improvements and are deemed ultimate improvements (as opposed to interim improvements).
38. Comply with the mitigation measures identified in the attached September 18, 2008 memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works. Be advised that 'Main Street North and Main Street South' as identified in the memoranda/letter has been changed to 'Loop Road'. If identified in the traffic study, prepare Traffic Signal Plans for all intersections (both on-site and off-site) affected by this subdivision to the satisfaction of Public Works. If the project wishes to delay any of the improvements, a supplemental traffic study determining the phasing of the improvements will need to be submitted for review and approval by Traffic and Lighting.

39. Comply with the approved conceptual signing and striping plans for Skyline Ranch Road dated _____ to the satisfaction of Public Works.
40. Prepare Signing and Striping Plans for all off-site multi-lane highways and streets affected by this subdivision to the satisfaction of Public Works.
41. If the approved traffic study identifies the need of additional travel lanes on the Loop Road, dedicate additional right of way on the Loop Road to the satisfaction of Public Works.
42. If additional travel lanes are required on the Loop Road, construct the additional travel lanes, and prepare signing and striping plans for the Loop Road within this subdivision to the satisfaction of Public Works.
43. Establish a Landscape Maintenance District (LMD) for the purpose of maintaining the landscaped parkways and medians on Skyline Ranch Road.
44. Permission is granted to vacate all excess easements and right of way acquired by dedication on Tract No.'s 44967, 49433, 49434 by the recordation of Tract No. 60922 to the satisfaction of Public and the Department of Regional Planning. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
45. These conditions supersede all previously approved conditions.

PC

Prepared by Patricia Constanza
tr60922r-amendrev1

Phone (626) 458-4921

Date 10-20-2016

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

1. A water system (including any approved booster pump stations) maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a "Written Verification" and supporting documents from the water purveyor indicating the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) prior to filing any map or parcel map to the satisfaction of Public Works and Department of Regional Planning.
3. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all water-related infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 1,000 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. Install a separate water irrigation systems for recycled water use per landscape plans.
8. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
9. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 060922-1 (Amend.)

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TENTATIVE MAP DATED 05-18-2016
EXHIBIT "A" MAP DATED 05-18-2016

26 Building Code.



Prepared by Tony Khalkhali
tr60922-1w-Amend Map-Rev1.doc

Phone (626)458-4921

Date 10-20-2016



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 60922

MAP DATE: September 27, 2016 - Amended Map

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.

HOLDS TENTATIVE/EXHIBIT MAP

1. The proposed private driveways shall not be labeled as "private streets" on the Tentative and Exhibit Map. Revise the Tentative and Exhibit Maps to indicate compliance prior to Tentative Map clearance.
2. The proposed Flag Lots, lot 142 and lot 263, shall be revised provide a minimum flag strip of 20 feet. Indicate compliance on the Tentative Map prior to Tentative Map clearance.
3. Clearly delineate and dimension the water tank access for Lot 922 and Lot 923. Indicate compliance on the Tentative Map prior to Tentative Map clearance.
4. This property is located within the area described as "Very High Fire Hazard Severity Zone". A "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details. Submit a copy or confirmation of approval to our office to release of the Tentative Map hold.

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy, or copies due to the proposed phasing, of the Final Map(s) shall be submitted to the Fire Department for review and approval prior to recordation.



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PROJECT: TR 60922

MAP DATE: September 27, 2016 - Amended Map

3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. The driveway shall be labeled as "Private Driveway and Fire Lane" on the Final Map. Verification of compliance is required prior to Final Map clearance.
5. A reciprocal access agreement is required for a private driveway and fire lane being shared by multiple lots. Submit documentation for these lots to the Fire Department for review prior to Final Map clearance.
6. A copy of the Water Improvement Plans, clearly depicting the required public fire hydrant locations, shall be submitted to the Fire Department for review and approval prior to Final Map clearance.
7. Provide written verification the required public fire hydrants have been installed and tested or bonded for in lieu of installation prior to Final Map clearance.
8. All raised center medians shall provide a break, a rolled curb, or curb depression at intervals determined by Public Works in consultation with the Fire Department. The location and distance between the median breaks will be determined by Public Works and the Fire Department during final road/street plan design. Road improvement plans must be submitted to the Fire Department for review and approval prior to final approval by the Department of Public Works.



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PROJECT: TR 60922

MAP DATE: September 27, 2016 - Amended Map

EXHIBIT MAP/BUILDING PERMIT CONDITIONS OF APPROVAL

1. Water and access requirements for this development shall comply with the approved Tentative Map. The Exhibit Maps as part of the subdivision process are subject to change and shall be in compliance with Title 32 (County of Los Angeles Fire Code).
2. 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).
3. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
4. The fire lane for the single family lots or detached condominium lots shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
5. The fire lanes for any other lot such as multi-family residential, school site, or recreational/park shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.



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PROJECT: TR 60922

MAP DATE: September 27, 2016 - Amended Map

6. The buildings being served by a 26 feet wide fire lane will have a height restriction not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide a minimum paved fire lane width of 28 feet. The required fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
7. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
8. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
9. The gradient of a fire lane shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
10. All proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.



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PROJECT: TR 60922

MAP DATE: September 27, 2016 - Amended Map

11. All proposed vehicular and pedestrian gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
12. Install **TBD** public fire hydrants as noted on the Tentative Map filed in our office. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
13. The required fire flow from **???** of the public fire hydrants in the single family dwellings area 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. This fire flow may change during the Fire Department review of the architectural plans or the revised Exhibit A process prior to building permit issuance.
14. The other **???** required public fire hydrants within this development shall provide a fire flow of **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced during the Fire Department review of the architectural plans or the revised Exhibit A prior to building permit issuance.
15. Fire hydrant locations and other water system requirements within the Exhibit Maps will be determined when final design plans are submitted to the Fire Department for review as architectural plans or revised Exhibit A prior to building permit issuance.
16. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
17. Parallel parking shall be restricted 30 feet adjacent to any public or private fire hydrant located on the public or private street, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.



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PROJECT: TR 60922

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18. An approved automatic fire sprinkler system is required for all proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
19. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
20. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code

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



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

October 17, 2016

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

Dear Mr. Jones:

**AMENDED VESTING TENTATIVE TRACT MAP 60922-1
PARK AND TRAIL CONDITIONS OF MAP APPROVAL AND TRAIL COMMENTS
REGIONAL PLANNING MAP SEPTEMBER 27, 2016
SUBDIVISION COMMITTEE MEETING ON NOVEMBER 3, 2016**

This letter details the Department of Parks and Recreation's (Department) park conditions of map approval and trail comments for the above map. Hold (HOLD) appears before those items that the Subdivider must address in order for the Department to clear the subject map for public hearing.

PARK CONDITIONS

The proposed project is a residential subdivision located within the Canyon Country Park Planning Area (PPA #35D). As shown in the attached Park Obligation Report, the basic Quimby park land obligation for this proposed residential subdivision is 12.11 net acres (maximum slope 3%). For details, please see attached Park Obligation Report and Worksheet. The Subdivider is currently proposing to include one public park as part of the subdivision: Lot 1049 (10.24 net acres). The Department recommends that the Subdivider develop and then convey to the County a 10.24-net acre public park provided that the site is deemed acceptable after reviews of the required submittals listed below. The Subdivider is responsible for the total development costs of the public park. For detailed requirements for pre-public hearing submittals referenced in the following conditions, please refer to the Public Park Checklist of Required Submittals attached to this report.

1. **(HOLD)** Submit a schematic design-level cost estimates to design and develop the proposed public park.

2. **(HOLD)** Submit copies of all recorded easements or other encumbrances that will remain on or affect the public park site. On the Public Park Exhibit A, provide a notation specifying each easement the Subdivider will cause to be abandoned, quit claimed, relocated, or otherwise removed.
3. **(HOLD)** Submit a Phase I Environmental Site Assessment (Phase I ESA) report for the public park prepared by a state of California registered professional geologist or registered civil engineer. The ESA must meet all current Environmental Protection Agency (EPA) Requirements and ASTM E 1527-05 (or current version) standards. The ESA must be less than one year old. Submit copies of all existing (regardless of age) Phase I, Phase II ESAs; and Phase III Remediation Reports for the public park site and/or for the proposed land division.
4. **(HOLD)** Submit a geotechnical report addressing the geotechnical stability of the proposed public park sites prepared by a State of California Registered Certified Engineering Geologist and Registered Civil Engineer.
5. **(HOLD)** Submit a composite phasing map showing the unit map numbers in each phase, type and number of residential units in each unit map, location of each public park, and projected recordation dates of each unit map. (Note: based upon receipt of this submittal, conditions will be incorporated into the next Subdivision Committee report affecting park construction commencement and completion.)
6. The following off-site improvements to the public park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer, and telephone).
7. Prior to the Department clearing the first final (unit) map containing housing, enter into a Park Development Agreement (PDA) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the public park in accordance with updated costs estimates for the parks. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on November 15, 2011, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW). Bonds may need to be updated prior to construction commencement if contracted construction costs change. For more information, please refer to <http://file.lacounty.gov/bos/supdocs/64684.pdf>.

8. Prior to the Department clearing the first final (unit) map containing housing, and for each public park, submit a critical path method (CPM) schedule ("Park Delivery Schedule"). Said schedule shall include design development submittals and submittals required for the various stages of construction document development, permits and approvals, park construction commencement and completion dates, ALTA title policy, deed preparation and review, and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update each Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this condition, the Department shall give written notice to Subdivider requesting submittal of the delinquent schedule update. Notice shall be deemed given when deposited in the U.S. Post Office or reliable over-night courier; postage prepaid, addressed to Subdivider, or by personal delivery to Subdivider's relevant address set forth in the PDA. If the requested update is not received within thirty (30) days after such notice is given, the Department will withhold further clearance of unit maps until the delinquent schedule update is received.

9. Submit park plans and specifications to the Department for review and approval during the design development stage (100%), fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications shall be in Construction Specification Institute (CSI) 8 ½-inch by 11-inch book format. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings and specifications. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of the next said stage unless it is determined that the change is significant whereas the construction document would be resubmitted prior to permission by Department for Subdivider to proceed with the next stage. The public park shall be developed in accordance with park improvement plans

approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.

10. 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.
11. Designate and identify a project manager who will oversee design and construction of the public park. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative, abide by County's requirements, and direction to ensure acceptable park completion; provide the County with reasonable access to the public park sites 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.
12. Provide the Department with written Notice of Construction Commencement for the public park sites. Construction Commencement is defined as when the Subdivider starts installing utilities for the 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 parks 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.

13. 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 format.
14. Convey the public park by recordable grant deeds showing the fees vested with the County of Los Angeles, and free of all encumbrances except those not interfering with the use of the properties for parks or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deeds simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the parks, 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.
15. Any major change proposed by the Subdivider to a public park's size, shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by the Department's Design Review Committee, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.

TRAIL COMMENTS

The proposed Mint Canyon Trail alignment with connection to Tentative Tract Map No. 46018 to the south and north to Vasquez Canyon Road, as shown on the Trails Exhibit Map sheet seven (7) of nine (9) is approved. The Department is requiring the Subdivider

to dedicate a twenty foot (20') wide trail easement and construct a variable-width multi-use (hiking, equestrian, and mountain biking) trail.

The Department is interested in working with the Department of Public Works on an easement for recreation purposes adjacent to the future Sediment Placement Site (adjacent to Vasquez Canyon Road) to provide a future multi-use trail staging area.

The Department's trail conditions of map approval, prior to recordation of the first final unit map are as follows:

1. Subdivider shall dedicate a twenty foot (20') wide multi-use (hiking, equestrian, and mountain biking) trail easement.
2. Subdivider shall construct a variable-width four to six (4'-6') trail tread within the proposed switchbacks at the northern end of the project site and a six to eight (6'-8') trail tread within the open space lot within the twenty foot (20') wide dedicated trail easement.
3. The required trail easement shall be recorded via separate instrument, prior to final map recordation. Upon request the Department will provide a trail easement recordation template.
4. Full public access shall be provided for all trail user groups (hiking, equestrian, and mountain biking) in perpetuity for the multi-use trail.
5. Easement dedication(s) must be outside the public road right-of-way.
6. Subdivider shall include the Department in the transmittal of the project grading plan to Regional Planning.
 - a. Submit project grading plans, including grading information to the Department for review and approval. The trail grading information shall conform to the County of Los Angeles Trails Manual (Trails Manual) and any applicable County codes, including but not limited to the following:
 - i. Cross slope gradients on natural soil not to exceed three percent (3%) and longitudinal (running) slope gradients not to exceed ten percent (10%) for more than 300 feet.
 - ii. Typical trail section and details to include:
 - Width and name of trail
 - Longitudinal (running) gradients
 - Cross slope gradients

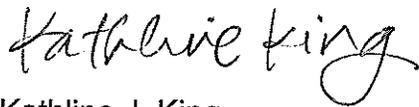
- iii. Appropriate retaining walls as required.
 - iv. Appropriate fencing where deemed necessary, for user safety, delineation of trail, and property security, as approved by the Department.
 - v. If street crossing is requested, streetlight pole(s) must have crosswalk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Contact the Los Angeles County, Department of Public Works to address crosswalk design standards.
7. After project trail grading plan approvals, but prior to building permit issuance, the Subdivider shall:
 - a. Submit a preliminary construction schedule showing milestones for completing the trail. Provide updated trail construction schedules, as needed, to the Department on a monthly basis.
 - b. Submit a cost estimate for construction of the multi-use trail.
8. Prior to the start of initial trail construction, the Subdivider shall stake or flag the centerline of the trail and then schedule a site meeting with the Department's Trails Planning Section (see below for contact information) for initial trail alignment inspection and approval.
9. Subdivider shall notify the Department within five (5) business days after completion of the trail construction, including installation of all required amenities for a "Final Trail Inspection Walk". Any portions of the constructed trail not approved, shall be corrected and brought into compliance with the Trails Manual, approved plans, and the Department's "inspection walk" comments, within thirty (30) calendar days. The Subdivider shall then call the Department to schedule another site inspection.
10. Prior to the Department's final acceptance of the constructed trail alignment for the Mint Canyon Trail, the Subdivider shall:
 - a. Submit electronic copies (AutoCAD format) on CD or DVD of the as-built Trail, grading and construction drawings to the Department's Trails Planning Section.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will issue a trail acceptance letter only after receiving proof of recordation of the required trail easement,

Mr. Steven Jones, AICP
October 17, 2016
Page 8

completion of the trail, and a written request for final trail approval and as-built trail drawings to the satisfaction of the Department.

Please contact Loretta Quach of my staff at (213) 351-5120 or by email at lquach@parks.lacounty.gov, if you have any questions regarding the park conditions. For questions regarding the trail comments, please contact Robert Ettleman at (213) 351-5134 or by email at rettleman@parks.lacounty.gov.

Sincerely,



Kathline J. King
Chief of Planning

KK:CL:SK:RE:ner 2016-11-03 scm_tr60922 Park Conditions and Trail Comments

Attachments

c: CEO/RED (R. Hernandez)
Civil Design and Drafting Inc. (I. Aboudjawdah)
Parks and Recreation (J. Gargan, J. Smith, C. Lau, L. Quach, J. McCarthy,
R. Ettleman)



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



PARK OBLIGATION REPORT

Tentative Map #	60922	DRP Map Date: 09/27/2016	SCM Date: 11/03/2016	Report Date: 10/25/2016
Park Planning Area #	35D	CANYON COUNTRY	Map Type: AMENDMENT	

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	11.19
IN-LIEU FEES:	\$1,891,479

Conditions of the map approval:

The park obligation for this development will be met by:

The dedication of 10.24 acres for public park purposes.
Conditions of approval attached to report.

Trails:

Comments:

Proposed 876 single family lots and 344 multi-family condominium units

*****Advisory:**

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

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

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

By: 
Kathline J. King, Chief of Planning

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



PARK OBLIGATION WORKSHEET

Tentative Map #	60922	DRP Map Date: 09/27/2016	SMC Date: 11/03/2016	Report Date: 10/25/2016
Park Planning Area #	35D	CANYON COUNTRY	Map Type: AMENDMENT	

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

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

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

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

Total Units **1,220** = Proposed Units **1,220** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.29	0.0030	876	8.65
M.F. < 5 Units	2.74	0.0030	0	0.00
M.F. >= 5 Units	2.46	0.0030	344	2.54
Mobile Units	2.89	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				11.19

Park Planning Area = **35D CANYON COUNTRY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	11.19	\$169,033	\$1,891,479

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
1049	Public Park	10.24	100.00%	10.24	Public
Total Provided Acre Credit:				10.24	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
11.19	10.24	0.00	0.95	\$169,033	\$160,581



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

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

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

TERRI S. WILLIAMS, REHS
Director of Environmental Health

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

www.publichealth.lacounty.gov

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October 25, 2016

Tentative Tract Map No. 060922-1

Vicinity: Sand Canyon

Tentative Tract Map Date: September 27, 2016

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of **Tentative Tract Map 060922-1** based on the use of public water (Santa Clarita Water District) and public sewer as proposed for wastewater disposal. Any variation from the approved use of water supply and/or approved method of sewage disposal shall invalidate the Department's approval.

Prepared by:

V.C.
VICENTE C. BAÑADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016