



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

PROJECT NUMBER

04-075-(5)

HEARING DATE

NA

REQUESTED ENTITLEMENTS

Amended Exhibit "A" Map for
Tentative Tract Map No. 060922

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Pardee Homes/KCM Engineering Services.

**MAP/EXHIBIT
DATE:**

7-02-2013

**SCM REPORT
DATE:**

7-30-2013

SCM DATE:

8-15-2013

PROJECT OVERVIEW

Amendment to CUP Exhibit "A" for TR 0060922, to modify the grading envelope and phasing map....

MAP STAGE

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

MAP STATUS

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

LOCATION

West of Sierra Hwy and south of Vasquez Canyon Road

ACCESS

Skyline Ranch Road and Sierra Hwy

ASSESSORS PARCEL NUMBER(S)

Various (see application)

SITE AREA

2,173 gross (2,148 net) acres

GENERAL PLAN / LOCAL PLAN

One Valley One Vision (tentative map approved under SCVAP)

ZONED DISTRICT

Sand Canyon

SUP DISTRICT

5th

LAND USE DESIGNATION (SCVAP)

Hillside Management, Non-Urban 2 (1 du/ac), W (Floodway/Floodplain), Urban 1 (1.1 to 3.3 du/ac), Urban 2 (3.4 to 6.6 du/ac), Urban 3 6.7 to 15 du/ac).

ZONE (SCVAP)

A-2-1 (Heavy Agricultural-One Acre Minimum Lot Size), A-1-1 (Light Agricultural-One Acre Minimum Lot Size), A-1-10,000 (Light Agricultural- 10,000 Square Feet Minimum Lot Size).

**PROPOSED UNITS
(DU/AC)**

NA

**MAX DENSITY/UNITS
(DU/AC)**

NA

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

TBD

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit "A" Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Exhibit "A" Map:

- Phasing map depicts three phases but the chart depicts 18 phases. Are the three phases depicted only related to the development of infrastructure and not order of recordation? The map and chart must match. Please clarify.
- The specific amount of grading changes is needed. Please note the new grading amounts, broken up by cut, fill, export, etc.
- Clarify whether the expanded grading footprint will encroach into the proposed trail.

Oak Trees:

- Clarify whether there are any oak trees within either the grading buffer zones depicted on the revised exhibit. New encroachments or removals will require the filling of a new oak tree permit.

Environmental:

- Please submit an exhibit which overlays the type of vegetation that currently exists within the blue hatched area.
- Once the additional exhibit is submitted, staff will verify whether changes to the mitigation measures are needed.

Other:

- Staff waiting on biologist assessment of proposed grading envelope changes.

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. Please see attached Grading review sheet (Comment 1) for requirements.
2. A revised amended exhibit map is required to show the following additional items:
 - a. Please see attached Drainage review sheet for requirements.
 - b. Please see attached Grading review sheet (Comment 2) for requirements.
3. Provide as described in Item No. 1 the attachment list for the assessor's parcel numbers as part of the "Land Division Application".

HW

JCh

Prepared by John Chin

Phone (626) 458-4918

Date 07-29-2013

tr60922L-new (rev'd 07-29-13).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 EXHIBIT MAP 07/02/2013

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

1. Revise the phasing lines of the exhibit map. The limits of each phase must match the limits of the phased hydrologies submitted.

Reviewed by  Date 07/16/2013 Phone (626) 458-4921
Andrew Ross

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

1. A breakdown of earthwork volumes should be shown on the map because phased grading is proposed. Earthwork quantities performed with each phase should be consistent with, and considered a fraction of, the overall proposed earthwork quantity for the entire tract.
2. A revised amended exhibit map is required to show the following additional items:
 - a. Total earthwork volume, including cut, fill, import, export, over-excavation and removal and re-compaction, as applicable. If necessary, update the grading quantities on the subdivision application.

DR

Name Diego G. Rivera Date 07-29-2013 Phone (626) 458-4921
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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 60922 (AMENDED)

AMENDED EXHIBIT MAP DATED 07-02-2013

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



Prepared by John Chin

Phone (626) 458-4918

Date 07-29-2013

tr60922L-amened exhibit map (07-02-13).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

1/1

TRACT NO. 60922 (AMENDED)

AMEND. EXHIBIT MAP DATED 07-02-2013

Comply with all previously approved conditions for TR 60922 to the satisfaction of Public Works.

HW



Prepared by John Chin

Phone (626) 458-4918

Date 07-29-2013

tr60922L-amened exhibit map (07-02-13).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
 GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
 GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925**

DISTRIBUTION
1 Geologist
 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT / PARCEL MAP 60922
 SUBDIVIDER Pardee Homes
 ENGINEER Sikand
 GEOLOGIST Geolabs-Westlake Village
 SOILS ENGINEER Same

TENTATIVE MAP DATED 7/2/13 (Rev.)
 LOCATION Santa Clarita
 GRADING BY SUBDIVIDER **[Y]** (Y or N)
 REPORT DATE 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04
 REPORT DATE Same

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
5. The Soils Engineering review dated 7-29-13 is attached.

Prepared by 
 Charles Nestle

Reviewed by _____ Date 7/25/13

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

SOILS ENGINEERING REVIEW SHEET

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

District Office ---
PCA LX001129 / A869
Sheet 1 of 1

Tentative Tract Map 60922
Location Santa Clarita
Developer/Owner Pardee Homes
Engineer/Architect Sikand
Soils Engineer Geolabs – Westlake Village (8838)
Geologist Geolabs – Westlake Village

DISTRIBUTION:
 Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Tentative Tract Map Dated by Regional Planning 7/2/13 (rev.)
Soils Engineering and Geology Reports Dated 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04
Previous Review Sheet Dated 11/16/09

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, provide geotechnical maps and tentative maps that conform. The geotechnical maps within the submitted report do not conform to the latest tentative map dated 7/2/13 by Regional Planning.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO METALS.
- B. OFF-SITE GRADING IS RECOMMENDED FOR THE REMOVAL AND RECOMPACTION OF LANDSLIDES QLS-9A, QLS-10, QLS-10A, L1, AND L17.



Prepared by _____

Date 7/29/13

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

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

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants shall be secured and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.
2. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
 - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP devices, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

ADDITIONAL COMMENTS:

1. Provide easements for the pedestrian bridge and associated appurtenances over Skyline Ranch Road for access and maintenance purposes to the satisfaction of Public Works.
2. Slope set back as shown on the tentative map are not necessarily approved. All the set back shall conform to section J108.1 of grading code.
3. Westerly face of the Debris Basin containing the inlet for MTD 1548 (on the western tract boundary) shall be concrete lined if determined to be appropriate to the satisfaction of Public Works.

DR

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 060922

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AMEND. EXHIBIT MAP DATED 07-02-2013

We have no objections to the proposed changes as shown in the subject exhibit map for Tract No. 60922. The following conditions are recommended for inclusion in the conditions of approval:

Comply with all previously approved conditions for Tract 60922 to the satisfaction of Public Works.

PC

Name Patricia Constanza Date 07-25-2013 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 060922\SUB 060922\2013-07-03 TTR 060922 SUBMITTAL\RD
060922\tr60922r Amend Exh.doc

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

1. As previously conditioned, Pardee, as the owner of VTM 60922 and that certain adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record dedication or an irrevocable offer to dedicate sewer easements 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 irrevocable offer to dedicate has been recorded to the satisfaction of Public Works.
2. The approved sewer area study (PC 12109AS(Rev.), dated 08-12-2011) was conducted for Phase I with no upgraded required per the City of Santa Clarita.
3. Comply with all other previously approved conditions to the satisfaction of Public Works.


Prepared by Imelda Ng
tr60922-(Amen'd Exhibit Map).doc

Phone (626) 458-4921

Date 07-29-2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 60922 (Amend.)

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AMENDED EXHIBIT DATED 07-02-2013

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

1. Comply with previously approved conditions to the satisfaction of Public Works.


Prepared by Imelda Ng
tr60922w-(Amen'd Exhibit Map).doc

Phone (626)458-4921

Date 07-29-2013



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 60922 Map Date: July 2, 2013 - Amended Exhibit Map

C.U.P. _____ Vicinity: 3031C

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

Comments: **The Fire Department recommends approval of the proposed changes to the Phasing Map as shown on the Amended Exhibit Map. All previously approved Fire Department access requirements and conditions of approval are still applicable for the project.**

By Inspector: Juan C. Padilla Date August 1, 2013

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



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 60922 Map Date: July 2, 2013 - Amended Exhibit Map

Revised Report _____

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

Comments: **The Fire Department recommends approval of the proposed changes to the Phasing Map as shown on the Amended Exhibit Map. All previously approved Fire Department water requirements and conditions of approval are still applicable for the project.**

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

By Inspector *JuanC. Padilla*

Date August 1, 2013

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



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



PARK OBLIGATION REPORT

Tentative Map #	60922	DRP Map Date:	07/02/2013	SCM Date:	08/15/2013	Report Date:	07/30/2013
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:	12.51
IN-LIEU FEES:	\$1,888,560

Conditions of the map approval:

The park obligation for this development will be met by:

- The dedication of 9.20 acres for public park purposes.
- The payment of \$442,325 in-lieu fees.

Trails:

See also attached Trail Report.

Comments:

TR 60922 was approved Dec. 7, 2010. This is an amended map that proposes changes to the Grading buffer and the Phasing Map. The Park Conditions of Map Approval dated November 30, 2009 (see attached) are still in effect.

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

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

By: 
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	60922	DRP Map Date:	07/02/2013	SMC Date:	08/15/2013	Report Date:	07/30/2013
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 = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.31	0.0030	1,260	12.51
M.F. < 5 Units	2.46	0.0030	0	0.00
M.F. >= 5 Units	2.34	0.0030	0	0.00
Mobile Units	2.75	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				12.51

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	12.51	\$150,964	\$1,888,560

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
1262	Public Park	11.70	78.63%	9.20	Public
Total Provided Acre Credit:				9.20	

Acre Obligation	Public Land Crdt	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
12.51	9.20	0.00	3.31	\$150,964	\$442,325



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, MPA, REHS
Director, Bureau of Environmental Protection

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

MICHELLE TSIEBOS, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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First District

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Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Amended Exhibit Map No. 060922

Vicinity: Sand Canyon

Amended Exhibit Map Date: July 2, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Amended Exhibit Map 060922** based on the use of public water (Santa Clarita Water Division) and public sewer (Los Angeles County Sanitation District No. 26) as proposed on the approved tentative tract map 060922. This Department approves the amended exhibit map.

Prepared by: Michelle Tsiebos Phone No. (626) 430-5382 Date: July 26, 2013

M.T.