



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

PROJECT NUMBER **HEARING DATE**
TR066952 TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 066952
Conditional Use Permit No. 200700038
Environmental Assessment No. 200700035

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Leona Valley Estates Limited

**MAP/EXHIBIT
DATE:**

4/27/16

**SCM REPORT
DATE:**

5/26/16

SCM DATE:

6/2/2016

PROJECT OVERVIEW

Subdivision: To create 84 single-family, eight open space, two basin, one water tank, and two private driveway lots.

CUP: Non-urban hillside management area; density-controlled development; and on-site 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: 6th Revision (requires a fee):

LOCATION

West of Bouquet Canyon Road, one mile south of Elizabeth Lake Road, Leona Valley

ACCESS

Bouquet Canyon Road

ASSESSORS PARCEL NUMBER(S)

3206-003-001 & -008

SITE AREA

291.7 gross acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Areawide

ZONED DISTRICT

Leona Valley

SUP DISTRICT

5th

LAND USE DESIGNATION

N1 (Non-urban 1, 0.5 du/gross acre)

ZONE

A-2-2

CSD

Leona Valley

**PROPOSED UNITS
(DU)**

84

**MAX DENSITY/UNITS
(DU)**

TBD

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

956,000 cy cut and 956,000 cy fill
balanced on-site

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Lynda Hikichi (213) 974-6433 lhikichi@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	Hold	Vicente Banada (626) 430-5382 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Please read below for further details.

Environmental Determination:

1. Additional studies or reports may be required.
2. For any questions related to site biology, you may contact the departmental biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Tentative Map:

3. Clarify if lot with APN 3206-003-007 is a part of the project.
4. Pad elevation changes are granted up to three feet. Revise General Note #10.
5. Submit a Waiver of Street Frontage request with the burden of proof for General Note #17.
6. General Note #24 mentions future optional gating. Are you proposing a gate(s)? Are you planning to propose a guard shack, turnaround, queuing area, etc.?
7. Proposed Easement Note #1 lists improved 20' wide regional trail. This trail on the map is labeled as dirt. Clarify the discrepancy.
8. The regional trail is not continuous. Are you planning to obtain an easement from the lot with APN 3206-003-003 for the regional trail?
9. Clarify the access ramp located within open space lot #90. Provide the cross sections for the access ramp and the bridge.
10. Redesign to avoid flag lots.
11. The side lines of lots shall be at an approximate right angle to the street/private driveways/fire lanes upon which such lots front. Many of the lots are irregular in size. Redesign to avoid irregular lots.
12. The trail located within the rear lots will need to be dedicated and an easement may be required. Ensure to net out the trails for the net lot areas.
13. Depict/label existing walls/fences (including retaining walls), and provide the height information.
14. Ensure to consult with DPW and Department of Fire regarding driveway grade requirements (e.g., driveways for lots #5, 13, 14, 35, 50, and 85)
15. Clearly label the property boundaries, especially the property line delineated between lots 75 and 76 on the tentative map. This property line should not be delineated on the Exhibit A.
16. Provide the lot number (#87) for the detention basin.
17. Proposed parcel lines for lots #59, 87, and 95 are unclear.

Exhibit Map/Exhibit %A+:

18. Provide the square footage for the building pads on the Lot Summary Table.
19. Bioswales proposed along the private driveways and right-of-way should not be included in the open space calculations.
20. In addition to the proposed lot lines, streets, building pads, and all grading, provide the acreage information for each slope designation on the slope map.

Administrative/Other:

21. Contact the Leona Valley Town Council with the proposed project and inform the council of any changes and/or updates to the project.
22. Provide copies of the slope easement documents #2973 and #2974.
23. Provide the water source on the application.
24. Have you contacted the utility companies with regard to the proposed abandonment of the existing easements?
25. Provide any comments or correspondence received from the adjacent City of Palmdale.
26. Reciprocal easements will be required for lots sharing private driveways and fire lanes.
27. Provide maps/plans/exhibits on 2 ft. x 3 ft. paper.
28. The project is subject to the Leona Valley Community Standards District.
29. The future land use designation and zoning on the property under the proposed Town and Country Plan are RL10 and RL20, and A-2-2.5 respectively.

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

1. As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 3) for requirements.
2. Please see attached Geologic and Soils Engineering review sheet for requirements.
3. Please see attached Grading review sheets (Comments 2 to 6) for requirements.
4. Please see attached Road review sheet (Comment 1) for requirement.
5. As previously requested, provide an updated and current "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
6. As previously requested, obtain and submit verification from the water purveyor regarding the location of the water tank site. Please see attached Water review sheet (Comment 2) for requirements.
7. As previously requested, please provide verification that the proposed site still have rights to the Leona Valley District Service Area water bank. Please see attached Water review sheet (Comment 3) for requirements.
8. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Clearly delineate and call out the private access easement in the vicinity of 87th St. West with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - b. Please indicate Existing Easement Note No. 9 on the plan.
 - c. Provide a land hook within Lot 95, separated by Bouquet Canyon Road, and connect said portions.
 - d. Please provide the signature of the civil engineer.

- e. Please see attached Hydrology review sheet (Comments 2 and 4) for requirements.
 - f. Please see attached Grading review sheets (Comment 1) for requirements.
 - g. Please see attached Water review sheet (Comment 4) for requirements.
9. A revised exhibit map is required to show the following additional items:
- a. Clearly delineate and call out the private access easement in the vicinity of 87th St. West with names of the holders, document numbers and recorded dates. Label all easements as “to remain”, “to be relocated”, or “to be abandoned”. If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - b. Please indicate Existing Easement Note No. 9 on the plan.
 - c. Provide a land hook within Lot 95, separated by Bouquet Canyon Road, and connect said portions.
 - d. Provide the signature of the civil engineer.
 - e. Please see attached Hydrology review sheet (Comment 5) for requirements.
 - f. Please see attached Grading review sheet (Comment 1) for requirements.

HW



Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 05-23-2016

tr66952L-rev6.doc

http://planning.lacounty.gov/case/view/project_no_tr066952-5/



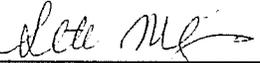
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 066952

TENTATIVE MAP DATED 04/27/2016
EXHIBIT MAP 04/27/2016

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

1. Prior to tentative map approval for drainage, submit a revised hydrology report showing the revised site layout and design. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities.
2. Add a note to the tentative map stating, "The Developer/Engineer acknowledge that the size of the water quality and/or flood control basin will be reviewed at the improvement plan stage. Significant change of the size of the basin from what is shown on the tentative map may result in revising planning documents by the Department of Regional Planning."
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
4. Identify on the tentative map whether the debris/desilting areas and desilting drainage devices are public or privately maintained.
5. Show the alignment of the proposed drainage facilities on the exhibit map.

Reviewed by  Date 05/19/2016 Phone (626) 458-4921
SETA MARJANIAN

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

1. As previously requested, a revised tentative map and map is required to show the following additional items:

a. Most updated benchmark information as previously requested and as shown hereon:

PALMDALE (2010)	3,277.447 USC&GS MON FL 36' W/O C/L GODDE HILL RD & 0.7MI N/O ELIZABETH 998.969 LAKE RD 10' S C/L DIRT RD & 26' S/O S END GUARD RAIL MKD (F 1045 1960) 20' S/O & OPP MI MRK #2.44 E/O C/L	L 1368
PALMDALE (2010)	3,086.120 RD MON IN WELL @ SW COR ELIZABETH LAKE RD & BOUQUET CYN 940.652 RD 30' W & 33' S/O C/L INT 3' N/O PP #574560E IP MKR POST 2' E/O MON	L 4298
PALMDALE (2010)	3,032.821 DPW BM TAG IN E END CONC HDWL 29' N/O C/L ELIZABETH LAKE RD & 924.407 0.80MI E/O GODDE HILL RD @ MI MRK #7.16	L 5628

- b. Earthwork volume, including cut and fill adjusted for bulk or shrink.
- c. Protect proposed pads and slopes against flow from upstream natural slope.
- d. Construction note to cover permanent irrigation and planting of all natural slopes upstream any development up to the ridgelines. The note on the tentative map does not call for permanent irrigation nor for planting up to the ridge. A covenant to hold the owner responsible for maintaining these landscape and irrigation all the time will be required with the final engineering stage.
- e. Private driveways with 24' wide traffic way are one way driveways per the Private Drives and Traffic Calming Design Guidelines Manual. The proposed layout of driveways does not allow for one way traffic flow. Also, Fire Department may not accept 24' wide traffic way with parking.
- f. Remove subsurface details of the LID application to be designed with the improvement plans and after the Hydrology Study is approved.
- g. Location of all septic tanks and leach lines.

- h. Check travel sight distance (210') on driveway (E Court).
 - i. Drainage devices that will handle flow from natural slopes approaching the proposed 87th Street and all private driveways, e.g. flow from open space 88 and 89.
 - j. Drainage device to protect lot pads against flow from the relatively large tributary area upstream, e.g. Lot 15 and 24.
2. Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.
 3. Approved soil report supporting concept of eliminating debris production by planting and irrigating all natural slopes upstream of developed areas.
 4. In case that proposed trails will be under Park and Recreation Department (P&R) jurisdiction, show only required dedications/easement location and width without proposed improvements.
 5. Drainage acceptance letters/covenants will be required from all offsite property owners will be impacted by the onsite proposed grading improvements.
 6. Bridge spans must be approved by the Storm Drain and Hydrology Section of Land Development Division as a part of the approved hydrology if the bridge is crossing a water course. Show limits of the habitat area and location of proposed abutments of the bridge in relation to right of way of 87th Street.



Name Nazem Said Date 5/17/2016 Phone (626) 458-4921

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

- (1) A revised traffic impact analysis is required. The traffic impact analysis shall also include an access study per the County's Access Management for Private Developments Manual for the project's proposed access on Bouquet Canyon Road.

PC

Prepared by Patricia Constanza

Phone (626) 458-4921

Date 05-19-2016

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 066952\RD 066952\tr66952r-rev6.doc

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS**

Date: 5/11/16

TO: Matthew Dubiel
Project Entitlement & CEQA Section
Land Development Division

Attention: Henry Wong

FROM: James Chon
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo

**STREET LIGHTING REQUIREMENTS
TRACT 066952**

Provide streetlights on concrete poles with underground wiring on all streets and highways within _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the streetlights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide street lighting plan to upgrade the existing streetlights from HPSV to LED fixtures along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

New streetlights are not required.



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

1. Provide an updated and current "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the domestic flow, minimum fire flow, and fire hydrant requirements for the land division, and that water service will be provided to each lot.
2. Obtain and submit verification from the water purveyor regarding the location of the water tank site on a separate lot in fee title or in easement and the alignment of any proposed access driveways. All water tank sites and associated lot/easement boundaries shall be clearly delineated and called out on the tentative map.
3. Provide verification that the proposed site still have rights to the Leona Valley District Service Area water bank, as stated in the outdated will serve letter from California Water Service Company, dated October 29, 2009. Please set an appointment with Land Development Division – Water Unit to discuss the water issues.
4. A revised tentative map and a revised exhibit map is required to show the following additional items:
 - a. Delineate and call out the associated lot/easement boundaries of all water tank sites.
 - b. Clearly delineate and call out the boundaries of all water service areas.
 - c. Label all existing water main lines with the name of corresponding water purveyor.
 - d. Show and call out all proposed water tank/water facility sites and the associated lot/easement boundary lines, proposed site grading, access driveways, and proposed access driveway grading.
 - e. List contact information for water purveyor on tentative map.
 - f. Show the building footprints and attached/detached nature of the condominium units. Detail the number of buildings and the number of residential units.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER

Page 2/2

TRACT MAP NO. 066952 (Rev.) TENTATIVE MAP DATE SUBMITTED 04-27-2016
EXHIBIT MAP DATE SUBMITTED 04-27-2016

- g. Show and call out the number of buildings (detached or attached) and dwelling units.
- h. Show proposed site conditions including building footprints.

TK

Prepared by Tony Khalkhali
tr066952w-rev6.doc

Phone (626) 458-4921

Date 05-19-2016

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 66952 (Rev.)

Page 1/1

TENTATIVE MAP DATED 04-27-2016
EXHIBIT MAP DATED 04-27-2016

- 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 05-23-2016

tr66952L-rev6.doc

http://planning.lacounty.gov/case/view/project_no._tr066952-5/

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

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

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

6. If applicable, quitclaim or relocate easements running through proposed structures.
7. 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.
8. 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.
9. 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.
10. Dedicate vehicular access rights to the rear of double frontage residential lots. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
11. Place a note on the final map to the satisfaction of Public Works to convey as a unit both portions of ownership within Lot 95, separated by Bouquet Canyon Road, and connect said portions with a standard land hook.
12. The street frontage requirement needs to be waived by the Advisory Agency. All lots are to be accessed by a private driveway and fire lane system.
13. 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.
14. 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.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 66952 (Rev.)

Page 3/3

TENTATIVE MAP DATED 04-27-2016
EXHIBIT MAP DATED 04-27-2016

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW
AC
Prepared by Aissa Carrillo
tr66952L-rev6.doc
http://planning.lacounty.gov/case/view/project_no_tr066952-5/

Phone (626) 458-3126

Date 05-23-2016

Preliminary 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 request to waive street frontage is subject to approval by the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. 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.
4. 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.
5. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
6. Conform with the approved conceptual signing and striping plan dated November 30, 2010. Provide detailed 40 foot scale signing and striping plans for Bouquet Canyon Road to the satisfaction of Public Works.
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. Provide intersection sight distance for a design speed of:
 - a. 40 mph (415 feet) on 87th Street West from "B" Street (both directions) and from "E" Court (southerly direction).

Preliminary Conditions:

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 as a conservative rule, in the case of pop outs we use 6 feet from TC of the travel lane. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present). We use 6 feet from centerline or from the median TC as a conservative rule.

9. Provide stopping sight distance for a design speed of:
 - a. 40 mph (300 feet) on 87th Street West
 - b. 65 mph (660 feet) on Bouquet Canyon Road.

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, the driver of the vehicle is presumed to be located 6 feet from TC and the target to be located 6 feet from TC.

10. Depict all line of sight easements on the landscaping and grading plans.
11. Provide property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with planned highways (those on the County Highway Plan) and where all planned highways intersect plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
12. Dedicate right of way 43 feet from centerline along the property frontage of Bouquet Canyon Road. An additional 13 feet of right of way is required beyond the existing right of way.
13. Dedicate right of way 32 feet from centerline for the proposed 87th Street West.
14. Construct rural improvements on 87th Street West to the satisfaction of Public Works.

Preliminary Conditions:

15. Construct rural secondary highway improvements on Bouquet Canyon Road consistent with the approved signing and striping plan dated November 30, 2010, including transition paving to the satisfaction of Public Works.
16. Construct drainage improvements on Bouquet Canyon (culverts and headwalls as needed) and offer maintenance easements as needed to the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate slope protection to the satisfaction of Public Works.
17. Execute a covenant for private maintenance of curb/parkway drains, if any, to the satisfaction of Public Works.
18. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation with steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
19. Comply with the mitigation measures identified in the attached _____ memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza

Phone (626) 458-4921

Date 05-19-2016

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 066952\RD 066952\tr66952r-rev6.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

Page 1/1

TRACT NO. 066952 (Rev.)

TENTATIVE MAP DATE SUBMITTED 04-27-2016
EXHIBIT "A" MAP DATE SUBMITTED 04-27-2016

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

- Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Mr. Vicente Banada of DPH at (626) 430-5381 or VBanada@ph.lacounty.gov for additional information and requirements.


Prepared by Imelda Ng

tr66952-rev6.doc

Phone (626) 458-4921

Date 05-18-2016



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 66952

MAP DATE: April 27, 2016

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.

1. Provide cross section of all proposed entrances to the development, from Bouquet Canyon Road and 87th Street, to confirm adequate pavement width. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
2. Clearly identify the 24 feet fire lane within the Private Driveway cross section. Any proposed parking and other amenity (such as walkways, trails, utilities, etc) shall be located outside of the fire lane. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance
3. Provide a cross section for a standard 20 feet fire lane if required to each individual lot. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
4. Remove all proposed turnaround within each individual lot. A general condition will be added to the report to address the turnaround requirement at building permit. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
5. Obtain re-approval from the Fire Department, Forestry Division of the Preliminary Fuel Modification Plan for this development. All notes shall also be updated on the Exhibit Map since some code sections have changed since the last submittal.
6. Obtain an updated fire flow availability form or an updated Water System Design Report (or equivalent) from the California Water Service Company to ensure no changes to the future extension of the to the existing water system.
7. The required fire flow for this development at this time is **5000** gallons per minute at 20 psi for a duration of 5 hours. The required fire flow may be reduced when detail information on the construction type and total square footage of each building is provided.

Reviewed by: Juan Padilla

Date: May 25, 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 66952

MAP DATE: April 27, 2016

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 of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
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 unobstructed flag strip width of 20 feet, clear to the sky. The flag strip 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 construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
7. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.



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 66952

MAP DATE: April 27, 2016

PROJECT CONDITIONS OF APPROVAL

1. 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).
2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The fire lanes within this development shall provide a minimum unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The fire apparatus access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall provide a paved or concrete surface. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required turnarounds shall be designed to the Fire Department standards. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. 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 prior to building permit issuance.

Reviewed by: Juan Padilla

Date: May 25, 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 66952

MAP DATE: April 27, 2016

7. The gradient of the on-site private driveways 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 prior to building permit issuance.
8. The proposed Permeable Pavement within the required fire lane shall provide a minimum width of 20 feet, clear to the sky, and be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the permeable pavement product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.
9. All proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
10. A minimum unobstructed width of 26 feet is required adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
11. Install **TBD** public fire hydrant(s) as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
12. 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 the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.



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 66952

MAP DATE: April 27, 2016

14. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to 000 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 by the Fire Prevention Engineering Section as approved during the building permit review process.
15. 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.
16. Parking shall be restricted adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.
17. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
18. The proposed Permeable/Pervious surface within a fire lane shall provide a minimum width of 20 feet, clear to the sky, and be capable to support a live load of 75,000 pounds (37.5 tons). After installation, a License Civil Engineer shall test the structural integrity of the surface and confirm the load capacity prior to occupancy. Copy of the test shall be submitted to the Fire Department.
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 Private Drives 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.



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



PARK OBLIGATION REPORT

Tentative Map #	66952	DRP Map Date:	04/27/2016	SCM Date:	06/02/2016	Report Date:	05/24/2016
Park Planning Area #	43B		AGUA DULCE / ACTON			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	0.74
IN-LIEU FEES:	\$34,298

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$34,298 in-lieu fees.

Trails:

See also attached Trail Report.

Comments:

*****Advisory:**

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

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

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

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



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



PARK OBLIGATION WORKSHEET

Tentative Map #	66952	DRP Map Date:	04/27/2016	SMC Date:	06/02/2016	Report Date:	05/24/2016
Park Planning Area #	43B		AGUA DULCE / ACTON			Map Type:	REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.93	0.0030	84	0.74
M.F. < 5 Units	1.93	0.0030	0	0.00
M.F. >= 5 Units	2.00	0.0030	0	0.00
Mobile Units	2.85	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.74

Park Planning Area = **43B AGUA DULCE / ACTON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.74	\$46,348	\$34,298

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.74	0.00	0.00	0.74	\$46,348	\$34,298



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

June 2, 2016

TO: Lynda Hikichi
Department of Regional Planning

FROM: Kathline J. King, AICP *Cl for*
Chief of Planning

SUBJECT: **NOTICE OF TRACT MAP TRAIL REVIEW FOR
VESTING TENTATIVE TRACT MAP (VTTM) # 66952
(MAP DATE APRIL 26, 2016)**

The Department of Parks and Recreation, Trail Planning Section (Department), has completed the trail review for VTTM # 066952. The Department requires the dedication of a twenty (20') foot wide trail easement for multi-use (hiking, mountain biking, and equestrian) purposes, to be designated as the "Leona Valley Loop Trail" and "Bouquet Canyon Trail", the dedication of a blanket easement for multi-use trail purposes, and the trail improvements and/or trail construction consistent with the County of Los Angeles Trail Manual.

 X **Map is on HOLD**

 X **Contact Park Planner prior to resubmittal of revised map to discuss:**

- **Trail staging area overlay easement west of proposed lot 72, 73, 74 and east of 87th Street.**
- **Trail connectivity within tract map.**
- **Notation of trail grade % at appropriate locations.**

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

FM: RE: TR066952_2016

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



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
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Hilda A. Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

May 23, 2016

Tract Map No. 066952

Vicinity: Antelope Valley

Vesting Tentative Tract Map Date: April 27, 2016

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend the approval of Vesting **Tentative Tract Map 066952** until the following requirements have been satisfied:

1. Provide a copy of the current signed “Will Serve” letter from your water purveyor.
2. The applicant shall demonstrate to the satisfaction of Public Health that each parcel is capable of supporting the installation of an onsite wastewater treatment system (OWTS) to accommodate the wastewater disposal needs for the development of each parcel.

Submit a feasibility report in conformance with the requirements outlined in the Department’s “A Professional Guide To Requirements And Procedures For Onsite Wastewater Treatment Systems (OWTS)”. The report shall consist of a soil profile excavation, exploratory boring to determine the historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to substantiate the feasibility of installing an OWTS on each parcel. Testing shall be conducted in an area likely to be utilized as a disposal field.

Note: The installation of OWTS within flood plain/hazard areas shall be avoided. Where suitable sites outside of the flood hazard areas are not available, wastewater disposal systems may be located in flood hazard areas on sites where the effects of inundation, under conditions of design, are minimized.

Prepared by:

V.C.
VICENTE C. BAÑADA
Environmental Health specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706
vbanada@ph.lacounty.gov
TEL (626)430-5381. FAX (626)813.3016