

Hearing Officer Meeting: 8-21-07
Agenda Item No.: 15

AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086-(5)

Project: Vesting Tentative Tract Map No. 48086 was approved by the Board of Supervisors with General Plan (Sub-Plan) Amendment No. 96-044-(5), Zone Change Case No. 96-044-(5), Conditional Use Permit No. 96-044-(5), and Oak Tree Permit No. 96-044-(5) on August 3, 2004. The tentative map approval authorized the creation of 542 single-family residential lots, 1 fire station lot, 1 sheriff sub-station lot, 2 park lots and 3 open space lots on approximately 548.1 gross acres.

Location: North of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon Road

Zone: R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area);
R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area);
R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area);
R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area);
R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area);
R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area).

Zoned District: Soledad

Approval Date: August 3, 2004 Board of Supervisors

Map Date: March 7, 2000

PROJECT HISTORY:

Vesting Tentative Tract Map No. 48086 was approved by the Los Angeles County Board of Supervisors on August 3, 2004 to authorize the creation of 542 single-family residential lots, 1

fire station lot, 1 sheriff sub-station lot, 2 park lots and 3 open space lots on approximately 548.1 gross acres. The following associated entitlements were also approved and/or adopted:

General Plan and Sub-Plan Amendment Case Nos. 96-044-(5), an amendment to the Los Angeles Countywide General Plan to change the land use designation from R (Non-Urban) to 1 (Low Density Residential); and an amendment to the Santa Clarita Valley Area Plan from N2 (Non Urban 2) to U1 (Urban 1);

Zone Change Case No. 96-044-(5), from A-2-1 (Heavy Agricultural - 1 Acre Minimum Required Lot Area) to R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), and R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area);

Conditional Use Permit Case No. 96-044-(5), to authorize a density controlled development and to ensure the project is developed in compliance with hillside management design criteria; and

Oak Tree Permit Case No. 96-044-(5), to permit the removal of 4 oak trees.

CURRENT REQUEST:

The applicant requests approval of this first amendment to Vesting Tentative Tract Map No. 48086. The amended vesting tentative map dated May 16, 2007 depicts 499 single-family residential lots (an alternative design depicts 531 single-family residential lots if no school site provided), 1 school site, 1 fire station lot, 1 sheriff sub-station lot, 3 park lots, 3 open space lots, 12 debris basin lots and 1 water reservoir lot. The amended map proposes the following changes:

- Relocate an elementary school site from the adjacent Tract 36943 to the southwest corner of this Tract along Yellowstone Lane. The school site with grading is shown on the amended map;
- Adjust lot lines and lot configurations, resulting in a total of 499 single-family residential lots (a reduction of 43 units from the approved tentative map). Alternatively, if the Sulphur Springs School District determines that the relocated school site is no longer required within the development, 32 residential lots will be added to that location resulting in a proposed total of 531 single-family residential lots. This alternative project still proposes a reduction of 11 units from the approved tentative map.
- Redesign an active private park, which was originally approved with two pads and two

storm drains for bulk flow at Lot 549. Labeled as Lot 500 on the amended map, the active park site now has only one pad, and the storm drains are eliminated;

- Revise street pattern to accommodate the school site and the revised lot configurations;
- Relocate a water reservoir from the upper northwestern portion to the upper northeastern portion of the project site due to revised requirements by Newhall Water District for the size and elevation of the reservoir;
- Redesign drainage facilities and add desilting basins both onsite and offsite. Seven debris basins were shown on the approved map; the amended map now includes 12 debris basins within the Tract and one offsite debris basin;
- Depict wildlife corridors as required in the Mitigation Monitoring Program (“MMP”). At the southwest corner of the project site, add a 60” arch culvert under Yellowstone Lane. This pipe would act as an underpass for wildlife use, eliminating the obstacle of crossing Yellowstone Lane to get to the existing 10’ culvert under the Antelope Valley Freeway (CA-14). Part of the existing pavement of the old Spring Canyon Road will also be removed in order to provide a continuous wildlife corridor connecting Spring Canyon to the wildlife undercrossing at Stonecrest Road. Finally, to facilitate wildlife movement between the two wildlife undercrossings mentioned above, a landscaped parkway and a wildlife corridor extending from Open Space Lot 499 to the Stonecrest Road underpass will be added on the south side of Yellowstone Lane;
- Revise the cross section for the Stonecrest Road freeway undercrossing from having two retaining walls to having four retaining walls. Since a minimum of 17’ clearance is required between the bottom of the bridge and the finished surface of Stonecrest Road, the street elevation will be lowered, and additional walls will be needed to retain the soil.
- Add a sewer lift station. Additional soil explorations demonstrated that the soil did not allow for deep trenching and placement of a sewer line under Soledad Canyon Road as originally designed. The sewer lift station avoids having to cross under CA-14 with the sewer line.
- The approved map shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of Lots 400-403. As required in the MMP, the equivalent Lots 317-319 on the amended map have been reconfigured in order to eliminate the encroachment into the stream course.
- Change grading footprint and grading amount from 4.2 million cubic yards cut and fill balanced onsite to 5.3 million cubic yards cut and fill balanced onsite. This change is necessary due to the above-mentioned changes in the design such as the relocation of

the water reservoir and the addition of the school site within the Tract boundary.

- Other minor changes associated with the above.

The amendment request letter dated August 15, 2007 is attached.

STAFF EVALUATION:

As conditioned in both Conditional Use Permit No. 96-044-(5) and Vesting Tentative Tract Map No. 48086, the original project was approved as a density-controlled development in which the areas of the proposed lots may be averaged to conform to the minimum lot area requirements of the proposed zones in accordance with Section 22.56.205 of the County Code. The conditions further allow the approved map to be recorded in phases as separate final maps, provided that the average area of all lots shown on each final map, or each final map in conjunction with previously recorded final maps, complies with the minimum area requirements of the zones where lots are proposed with reduced areas. According to the Zoning Boundary Exhibit dated August 8, 2007, which reflects the current zoning as adopted on August 3, 2004, the average area of all lots shown on the amended map, either in each proposed phase or in each phase in conjunction with previous phases, complies with the minimum area requirements of the zones.

In review of the changes requested by the applicant as a result of changes requested by the water district and the school district, the project footprint and design substantially reflect the approved project design.

RECOMMENDATION:

Approve the amendment to this previously approved project. This action is Categorically Exempt pursuant to Class 5 of the California Environmental Quality Guidelines.

- Add the following Department of Regional Planning conditions for Vesting Tentative Tract Map No. 48086:
 1. Permission is granted to develop the subdivision in accordance with the amendment dated May 16, 2007.
 2. Permission is granted to make the following changes to the tentative map: Relocate an elementary school site from the adjacent Tract 36943 to the southwest corner of this Tract; adjust lot lines and lot configurations resulting in a total of 499 single-family residential lots (or a total of 531 single-family residential lots without the school site); redesign an active park with only one pad and no storm drains; revise street pattern; relocate a water reservoir from the upper northwestern portion to the upper northeastern portion of the project site; redesign drainage facilities and add desilting basins both onsite and offsite; add a 60" arch culvert under Yellowstone Lane for wildlife use; remove part of the existing pavement of the old Spring Canyon Road in

order to provide a continuous wildlife corridor connecting Spring Canyon to the wildlife undercrossing at Stonecrest Road; add a landscaped parkway and a wildlife corridor on the south side of Yellowstone Lane; revise the cross section for the Stonecrest Road freeway undercrossing from having two retaining walls to having four retaining walls; add a sewer lift station; reconfigure Lots 317-319 to eliminate encroachment into the stream course; change grading footprint and grading amount from 4.2 million cubic yards cut and fill balanced onsite to 5.3 million cubic yards cut and fill balanced onsite; and other minor changes associated with the above changes.

3. Delineate and label open space within private lots as shown on the May 16, 2007 Open Space Exhibit, as "Open Space-Restricted Use Area" on the final map. Add note on the final map dedicating the right to prohibit any development including grading, construction of any buildings or structures, or improvements, to the County of Los Angeles.

- Approve the following revised reports:

Department of Public Works - Land Development Division - Subdivision (7-3-07)
Geotechnical and Materials Engineering Division -
Geology (6-18-07)
Geotechnical and Materials Engineering Division - Soils
(6-19-07)
Land Development Division - Drainage and Grading Unit
(6-12-07)
Land Development Division - Road (7-3-07)
Land Development Division - Sewer (6-27-07)
Land Development Division - Water (6-25-07)

Fire Department (8-8-07)

Department of Parks and Recreation - Park and Open Space Conditions (8-1-07)
Park Obligation Report (8-2-07)
Trails Report (7-18-07)

Department of Public Health (6-26-07)

Since minor changes are proposed for the original approved exhibit map, the amended map also serves as a Revised Exhibit "A" to the approved Conditional Use Permit. All other conditions applicable to the area covered by this amendment map shall remain as previously approved.

SMT: TF
8/16/07



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 Valencia, CA 91381
 Phone (661) 222-3200
 Fax (661) 255-7837

JAMES C. BIZELLE, III
 Vice President, Community Development
 Phone (661) 222-3200
 Fax (661) 255-7837

August 15, 2007

Ms. Tina Fung
 Senior Regional Planning Assistant
 Land Division Research
COUNTY OF LOS ANGELES
 Department of Regional Planning
 320 West Temple Street, 13th Floor
 Los Angeles, CA 90012

Re: **Amended Tentative Tract Map No. 48086:
 List of Changes in Amended Map**

Dear Ms. Fung:

Per your request, we are sending you a revised list of the major changes between the Approved and the Amended VTTM 48086:

Approved VTTM No. 48086 & Proposed Amended VTTM No. 48086 Comparison		
	Changes from Approved VTTM No. 48086 to Amended VTTM No. 48086	Reason for change
1.	School: The original site of the school was located offsite and included as part of the Approved VTTM 48086 under Conditional Use Permit (C.U.P.), Case No. 96-044-(5). It is instead now located within the Tract along Yellowstone Lane. There is also an alternative to this area for the school site to be graded to residential streets and lots since we have not received confirmation from the Sulphur Springs School District whether they will need the site. With the school site now situated within the Tract, there were approximately 43 residential units that were displaced.	Due to steep terrain site constraints the creation of a single 9+/-acres graded pad area was determined infeasible. The Sulphur Springs School District therefore required that the school should be located within the approved Vesting Tentative Tract Map 48086 (VTTM 48086) along Yellowstone Road.
2.	Number of Lots: The total number of lots decreased from 542 units to 499 units.	With the placement of the school site within the tract, 43 units were lost. If the school site were not to be accepted by the Sulphur Spring School District, then this area would be available for another 32 residential lots to be graded there. This would still be less than the approved total number of units: 542 approved and 531 proposed.
3.	Park Redesign: The original Approved VTTM 48086 map included an active park with two pads and two storm drains for bulk flow at Lot 549. The park on the Amended VTTM 48086 Lot 500 eliminates the storm drains and has only one pad.	This change was done due to drainage requirements by the Los Angeles County Department of Public Works (LACDPW), as well as specifications provided by the Los Angeles County Department of Parks and Recreation (LACDPR).
4.	Streets: The Approved VTTM 48086 contained 24 streets total. The Amended map has 23 streets.	The street pattern was revised to make room for the school site. Other streets within the project were realigned and modified due to comments from LACDPW.

Approved VTTM No. 48086 & Proposed Amended VTTM No. 48086 Comparison		
	Changes from Approved VTTM No. 48086 to Amended VTTM No. 48086	Reason for change
5.	Reservoir: The location of the water reservoir in Approved VTTM 48086 was moved from the upper northwestern portion of the project to the upper northeastern portion in the Amended map.	The relocation was necessary due to revised requirements by Newhall Water District for the size and elevation of the reservoir.
6.	Desilting Basins: Onsite as well as offsite desilting basins were added to the Amended map and all basins shown on the Approved map were redesigned. Approved map included 7 debris basins; revised map increased to 12 debris basins intract and 1 offsite debris basin.	The drainage facilities were redesigned to comply with the latest LACDPW's standards: Access roads with turn-arounds were added at all desilting basins. Inlet/outlet pipes on the Approved VTTM with stairs as their only access were replaced with desilting basins with vehicular access. For water quality treatment, a central device was replaced by decentralized hydrodynamic clarifiers/separators or catch basin inserts, as specified by LACDPW.
7.	Animal Crossing/Wildlife Corridor: The Amended VTTM 48086 now depicts the wildlife undercrossing under Yellowstone Lane and wildlife corridors that were conditioned in the mitigation measures of the Approved VTTM 48086.	According to the Mitigation Monitoring Program for the Approved VTTM 48086, it is stated on sheets 18 and 19 that connectivity should be maintained for animals to continue their path across this area. A designated wildlife corridor was therefore added along the southwesterly edge of the project, including a 60" arch culvert undercrossing at Yellowstone Lane, to connect the open space west of the school site to the existing 10' culvert under Freeway 14. A continuous wildlife corridor is also provided connecting Spring Canyon to the wildlife undercrossing at Stonecrest Road by removing part of the existing pavement of the old Spring Canyon Road, east of the Stonecrest Road freeway undercrossing. At Stonecrest Road, the wildlife corridor/multi-use trail is located at the eastern side of the street. LACDPW indicated that Public Street R/W could not include animal/equestrian use, so a compromise was reached between LACDPW and LA County Dept. of Parks and Recreation (LACDPR) to reduce the Stonecrest Rd R/W and place the wildlife corridor outside of the road R/W. In the southern portion of Yellowstone Lane, LACDPW would not allow the wildlife corridor within Public Street R/W. There was a compromise with LACDPW to minimize the Yellowstone Lane R/W parkway section from 12' to 3', and have the remaining 9' between the Yellowstone Lane R/W and Caltrans R/W serve as the animal corridor. The wildlife corridor will be dedicated to LACDPR. East and west of this tight area between the street R/W and Caltrans R/W, the animal corridor is the full 12' width beyond the 12' parkway. In addition, wildlife movement between the two mentioned Freeway crossings is facilitated along Yellowstone Lane by removing the southerly sidewalk and providing a fully landscaped parkway.
8.	Freeway Undercrossing: The cross section for the Stonecrest Road Undercrossing that is in the approved VTTM 48086 has changed from having two retaining walls to having four retaining walls.	Per direction from LACDPW, a 17' minimum clearance between the bottom of the bridge and the finish surface of the street was required. This resulted in grading lower than the existing street elevations of Stonecrest Road, and the need for additional walls to retain the existing soil.

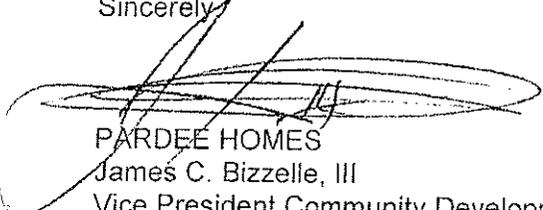
Approved VTTM No. 48086 & Proposed Amended VTTM No. 48086 Comparison		
	Changes from Approved VTTM No. 48086 to Amended VTTM No. 48086	Reason for change
9.	Sewer Lift Station: The Amended VTTM 48086 includes a sewer lift station that was not included in the approved VTTM.	The addition of the sewer lift station was as a result of additional soil explorations that demonstrated that the soil did not allow for deep trenching and placement of a sewer line under Soledad Canyon Road per the original design. The sewer lift station avoids having to cross under the Freeway with the sewer line.
10.	Grading Limit: The grading limit at lots 400-403 on the Approved VTTM 48086 extends into the flow line of Spring Canyon. The grading limit for the equivalent lots 317-319 in the Amended VTTM 48086 is moved out of the flow line.	This change was as a result of the Mitigation Monitoring Program for the Approved VTTM 48086. It is stated on page 19 and 20 of this Mitigation Monitoring Program that this issue shall be resolved before the issuance of a grading permit. The lots were reconfigured to move the grading limit outside the stream flow line.
11.	<p>Grading: The disturbed graded area has increased marginally from 215 acres in the approved VTTM to 221 acres in the revised VTTM within the tract boundary.</p> <p>As stated on the Approved Map, grading required 4.2 million CY of cut and fill (excluding remedial earthwork), balanced on site. However, these quantities were based on an old topography. Per the soils report for the Approved Map, remedial grading in the canyons was required to depths of 50 to 60 feet. Based on a recent, more accurate aerial topography the earth quantities were found to require 5.5 million CY of cut rather than the 4.2 million shown. This would have resulted in approximately 1.3 million CY of export from the site. That is unaccounted for in the approved Map.</p> <p>This imbalance was corrected in the Amended Map, which requires 5.3 million CY of cut and fill, balanced on site. Remedial depths in the canyons per the soils report for the Amended Map are only 15 to 20 feet. The quantity of remedial work is thus significantly reduced compared to the Approved Map.</p>	<p>This change was as a result of all of the above-mentioned revisions in the design such as the water reservoir relocation, the addition of the school site within the tract boundary and the addition of debris basins with vehicular access per new LACDPW requirements. The grading for the reservoir per the approved map resulted in a disturbed area of 1 acre. For the new reservoir site the disturbed area is 5 acres, due to the large fill slope to place the reservoir at a higher elevation per Newhall Water District requirements.</p> <p>Earth quantities for the Approved Map were based on an old topography. A new aerial topography yielded different results. Earth quantities are now balanced in the Amended Map and remedial earthwork has been reduced on the basis of more extensive soil testing.</p>

In addition to these major changes, there were minor changes due to the review process of the improvement plans by LACDPW. All improvement plans have been through two plan checks. If you have any further questions, please contact:

Applicant:
Pardee Homes
 Jim Bizzelle, Peter Kim
 26650 The Old Road, Suite 110
 Valencia, CA 91381
 Phone: (661) 222-3200

Engineer:
RBF Consulting
 Rick Carrell, Detlef Kopp
 14725 Alton Parkway
 Irvine, CA 92618
 Phone: (949) 472-3505

Sincerely,



PARDEE HOMES
 James C. Bizzelle, III
 Vice President Community Development

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
TRACT NO. 48086 (Amend.)

LETTER AND MAP DATED 05-16-2007

We have no objections to the amendment requests. The following reports/conditions are recommended for inclusion in the conditions of tentative approval

1. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.
2. Comply with the attached 2-page drainage/grading conditions.
3. Comply with the attached 2-page geology/soils conditions.
4. Comply with the attached 4-page Road conditions.
5. Comply with the attached 1-page Sewer conditions.
6. Comply with the attached 1-page Water conditions.
7. Comply with all other previously approved conditions to the satisfaction of Public Works.

HW



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT**

TRACT MAP NO. 48086

REVISED AMENDED TENTATIVE MAP DATED 05/16/07

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. Provide fee title lot for debris basins/inlets to the satisfaction of the Department of Public Works.
4. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
5. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
6. Comply with Caltrans permit conditions for encroaching and connecting to their drainage systems.
7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.
9. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment district.
10. The alternative shown in lieu of the elementary school site must comply with the requirements of the revised drainage concept / Hydrology / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 05/10/07 to the satisfaction of Public Works.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 48086

REVISED AMENDED TENTATIVE MAP DATED 05/16/07

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GRADING CONDITIONS:

1. Comply with the requirements of the revised drainage concept / Hydrology / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 05/10/07 to the satisfaction of Public Works.
2. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name Ernesto Rivera Date 06/12/07 Phone (626) 458-4921
ERNESTO J RIVERA

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
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 48086 TENTATIVE MAP DATED 5/16/07 (Revision)
SUBDIVIDER ASL Sand Canyon, LTD LOCATION Spring Canyon
ENGINEER RBF Consulting
GEOLOGIST & SOILS ENGINEER The J. Byer Group, Inc. REPORT DATE 6/22/05, 4/19/05, 1/31/05

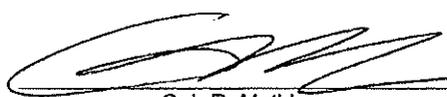
Additional reports reviewed: Pacific Soils Engineering, Inc.: 5/15/00, 12/17/97, 11/12/97.

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- The Soils Engineering review dated 6/19/07 is attached.

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- Groundwater is less than 10 feet from the ground surface on lots _____
- The Soils Engineering review dated _____ is attached.

Prepared by  Reviewed by _____ Date 6/18/07
Geir R. Mathisen

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 8.2
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 48086
Location Spring Canyon
Developer/Owner ASL Sand Canyon, LTD
Engineer/Architect RBF Consulting
Soils Engineer The J. Byer Group, Inc. (JB 19660-B)
Geologist The J. Byer Group, Inc.

DISTRIBUTION:

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

Review of:

Tentative Map Dated by Regional Planning 5/16/07 (rev.)
Previous Review Sheet Dated 6/15/06

ACTION:

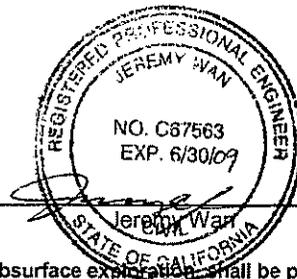
Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage: Provide additional direct shear test results to verify shear strength parameters utilized within the slope stability analyses (i.e. older alluvium, compacted fill, Tmc, etc.). Also, provide additional geotechnical cross sections and slope stability analyses at 40-scale for the natural descending slope along the eastern portion of the subject site (i.e. Lots 302-316, etc.). Recommend mitigation if factors of safety are below County minimum standards.
2. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
ONSITE SOILS ARE CORROSIVE TO FERROUS MATERIALS.

Prepared by _____



Date 6/19/07

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

P:\gmepubl\Soils Review\Jeremy\TR 48086, Spring Canyon, TTM-A_18.doc

We have no objection to the amendment requests. The following revised conditions are recommended for inclusion in the tentative approval:

1. This previously approved road condition, "*Adjust the location of the PRC on "B" Street near Lot 154 so that it is either at or outside the BCR of "F" Street.*" is eliminated.
2. Adjust the location of the PRC on "B" Street so that it is either at or outside the BCR of "F" Street. If unavoidable, maintain a minimum centerline radius of 400 feet.
3. This previously approved portion of a road condition, "*Dedicate right of way 32 feet from centerline on "B" St., "I" St. from "H" St. to "N" St., "J" St. from Valley Canyon Rd. to "K" St.*" is eliminated.
4. This previously approved portion of a road condition, "*Dedicate right of way 30 feet from centerline on "D" St. from "C" St. to "W" St., on "I" St. from "J" St. to "N" St., on "J" St. from "I" St. to "K" St., on "V" St., and on "T" St. from "H" St. to "U" St.*" is eliminated.
5. Dedicate right of way 30 feet from centerline on "B" St., on "D" St., on "I" St., on "J" St., "J" St. cul-de-sac south of Valley Canyon Rd., "V" St. from "A" St. to "U" St., and "T" St. from "H" St. to "V" St. plus additional right of way for a standard knuckle." Provide a unique name for the portion of "T" St. from the knuckle to "V" St.
6. This previously approved road condition, "*Dedicate right of way 29 feet from centerline on all remaining cul-de-sac streets.*" is eliminated.
7. Dedicate right of way 32 feet from centerline on Yellowstone Lane between Stonecrest Road and the westerly tract boundary. Permission is granted to reduce the parkway from 12 feet to 3 feet on the south side of Yellowstone Lane adjacent to the Freeway 14 right of way (Typical Section D-D) only at locations to the satisfaction of Public Works. Sidewalk is not required on south side of Yellowstone Lane between Stonecrest Road and the westerly tract boundary (Typical Sections C-C and D-D).
8. Dedicate right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "C" St. west of "D" St., "D" St., "E" St. west of "B" St., "F" St., "G" St., "J" St. north of "I" Street, "L" St. south of "K" St. and north of "M" St., "M" St., "N" St., "O" St., "V" St. west of "U" St., "W" St., "X" St., and "Z" St.

+10)

9. Dedicate vehicular access rights on "X" St. from the school lot. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
10. If the "Alternative to Elementary School Site" detail is used, dedicate right of way 30 feet from centerline on "P" St. including the cul-de-sac street, 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "R" St., and "Q" St.
11. Permission is granted to reduce the road right of way from 32 feet to approximately 23 feet from centerline on the easterly half of Stonecrest Road in the vicinity under the Antelope Valley Freeway adjacent to the proposed equestrian/wildlife trail to the satisfaction of Public Works. Sidewalks are not required on the east side of Stonecrest Road in the vicinity under the freeway adjacent to the proposed equestrian/wildlife trail. The proposed equestrian/wildlife trail shall be located outside of the road right of way.
12. This previously approved road condition is modified to, *"Provide adequate landing area at a maximum 3% grade on all "tee" intersections except "F" St. and "Z" St. to the satisfaction of Public Works. Permission is granted to provide adequate landing area at a maximum grade of 4 percent on "F" St. and "Z" St."*
13. This previously approved portion of a road condition, *"Provide intersection sight distance commensurate with a design speed of 40 mph (415 feet) on "A" St. from "V" St.; on "B" St. from "F" St. (southerly direction); and on Valley Canyon Rd. from "A" St."* is eliminated.
14. Provide intersection sight distance for a design speed of 40 mph (415 feet) on "A" St. from "B" Street (northerly direction) and from "O" Street (southerly direction); on "H" St. from "I" St. (westerly direction); and on Valley Canyon Rd. from the proposed driveways serving Lot 498 (both directions). Line of sight shall be within right of way or dedicate airspace easement to the satisfaction of the Department of Public Works. Additional grading may be required.
15. This previously approved road condition is modified to, *"Provide intersection sight distance commensurate with a design speed of 30 mph (310 feet) on "E" St. from "C" St. (southerly direction), on "J" St. from "I" St. (southerly direction); on "V" St. from "S" St. (southerly direction); and on "T" St. from "U" St. (northerly direction). Line of sight shall be within right of way or dedicate airspace easement to the satisfaction of the Department of Public Works. Additional grading may be required."*

16. This previously approved road condition is modified to, *"Provide stopping sight distance commensurate with a design speed of 30 mph along all points of the 375 365-foot-radius curve on "E" St. in the vicinity of lots 116 through 125 Lots 93 to 106. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required."*
17. In determining the adequate sight distance 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. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present). The lines of sight and/or airspace easements as depicted on the amendment map are not necessarily approved.
18. This previously approved portion of a road condition, *"Permission is granted for street grades up to 12% on the offsite portion of Valley Canyon Rd. within Tract 36943 and 11.5% on "E" St. only at locations to the satisfaction of Public Works."* is eliminated.
19. Permission is granted for street grades up to 12.5% on the off-site portion of Valley Canyon Rd. within Tract 36943 and 11% on "E" St. only at locations to the satisfaction of Public Works.
20. This previously approved road condition, *"A deposit is required to review documents and plans for final map clearance."* is eliminated.
21. If applicable, provide a longer driveway on Lot 521 (elementary school site) to avoid queuing problems on Valley Canyon Road and for a more efficient drop-off/pick-up area to the satisfaction of Public Works.
22. Prepare signing and striping plans for Valley Canyon Rd. within or abutting this subdivision to the satisfaction of Public Works.

23. Prior to recordation of the phase containing Lot 521 and/or prior to issuance of building permit(s) for Lot 521, the developer shall coordinate with and notify the Sulphur Springs School District (SSSD) that the preliminary school site plan, traffic circulation plan, the informational packets or brochures, and the student drop-off/pick-up procedures shall be prepared and submitted to our Traffic and Lighting Division for review and approval. We recommend a mechanism for enforcement and levying of non-compliance penalties be included in the plan. The SSSD shall prepare informational packets containing the approved student drop-off/pick-up procedures and provide them to the parents/guardians of the students.
24. Comply with all other previously approved conditions to the satisfaction of Public Works.

HCW

Prepared by John Chin
tr48086ra-rev3(05-16-07).doc

Phone (626) 458-4915

Date 06-27-2007

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

1. The subdivider shall install and dedicate main line sewers and serve each building/lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. The sewer area study and outlet approval shall also be reviewed and approved by the City of Santa Clarita. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. If the existing sewer system is found to have insufficient capacity, upgrade the proposed and existing sewerage system (both on and off-site) to the satisfaction of Public Works.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
6. The subdivider shall install off-site sewer mainline to serve this subdivision to the satisfaction of Public Works.
7. The subdivider shall provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way.

+HW

Prepared by Julian A. Garcia

Phone (626) 458-4921

Date 06-27-2007

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 maintained by the water purveyor (including off-site pump station), 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 statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Easements (including off-site easements) shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all 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 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.

HW

Prepared by Lana Radle
tr48086wa-rev3(05-16-07).doc

Phone (626) 458-4921

Date 06-25-2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 48086 Map Date May 16, 2007

C.U.P. 89-213 Vicinity Spring Canyon

- 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 902 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 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The proposed passive park located off "H" Street shall provide for a minimum paved width of 24'. The on-site driveway shall be designed to the satisfaction of the Fire Department and Public Works Department. Individual flag lots shall provide adequate widths necessary to accommodate 20' of paved vehicular access, provide verification of said width on the final map. Attached are the Conditions of Approval for Lot 495, Fire Station Site**

By Inspector: Janna Masi Date August 8, 2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 48086 Tentative Map Date May 16, 2007

Revised Report yes

- Checkboxes for fire hydrant requirements, including flow rates (1250 gpm), installation of public and private hydrants, and fire flow adequacy.

Comments:

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.

By Inspector Janna Masi Date August 8, 2007



COUNTY OF LOS ANGELES FIRE DEPARTMENT

CONDITIONS OF APPROVAL – VTTM 48086 FIRE STATION 100 SITE REQUIREMENTS

DEVELOPER shall convey an improved FIRE STATION SITE to the DISTRICT (actual title to be transferred to “Consolidated Fire Protection District of Los Angeles County”) prior to the issuance of the building permit for the 50th unit for VTTM 48086⁽¹⁾. DEVELOPER shall improve the FIRE STATION SITE at its sole cost and expense (the only compensation due the DEVELOPER is a credit for developer fees equal to the appraised value of the improved site as provided through a Developer Fee Credit Agreement⁽²⁾). Improvements shall include:

1. The FIRE STATION SITE shall have a minimum net buildable pad of 1.10 acres (gross lot size is 1.40 acres).
2. Grading of the FIRE STATION SITE must meet the following minimum requirements: **a building pad area** that measures **217'** (width, fronting a public street) X **229'** (depth). The pad shall be graded flat to +/- 0.1 and tops and toes of slopes to +/- 0.3. The required pad dimensions shall be free of any easements, slopes or any other conditions that would restrict full use of the pad area. The site is to be graded in relation to the street which fronts the site such that the emergency vehicle egress and ingress driveways can be constructed with a 2% maximum slope. The emergency egress driveway begins at the rear of the 12' approach and extends sixty feet to the apparatus doors. The ingress driveway begins at the back of the 12' approach and extends fifty feet into the property.
3. A two-inch diameter domestic water line with a meter box and jumper installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the property line (P/L). DEVELOPER will obtain and provide the DISTRICT with a “Will Serve Letter” from the water purveyor.
4. A one-inch irrigation water line (reclaimed if available) with a meter box and jumper installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L. DEVELOPER will obtain and provide the DISTRICT with a “Will Serve Letter” from the water purveyor.
5. A six-inch diameter fire sprinkler service line installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L with a shut-off valve located within the public street.
6. A fire hydrant within the public right-of-way fronting the address side of the FIRE STATION SITE as approved by the Los Angeles County Fire Department, Fire Prevention Division.
7. A 6" sewer lateral installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L. DEVELOPER will obtain and provide the DISTRICT with a “Will Serve Letter” from the permitting agency.
8. A storm drain connection (sized to accommodate both onsite and DISTRICT approved offsite drainage) installed to a DISTRICT approved location. The invert of the storm drain pipe must be at an elevation that allows for collection of all surface flows and piped drainage systems. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
9. Electric Service, (208/120 V, 3 Phase, 4 Wire, 800 Amps) stubbed to a DISTRICT APPROVED location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
10. Telephone Service, 25 pair phone line (fiber optics if available) stubbed to a DISTRICT APPROVED location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
11. Television Service, stubbed to a DISTRICT APPROVED location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
12. Natural gas, 1" line stubbed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
13. Install flex post at the termination points of all required wet and dry utilities. The flex post shall be imbedded 2'0" into the ground and extend 4'0" above the ground. Each utility must be clearly identified on the top of the flex post.



COUNTY OF LOS ANGELES FIRE DEPARTMENT

CONDITIONS OF APPROVAL – VTTM 48086 FIRE STATION 100 SITE REQUIREMENTS

14. All offsite public right-of-way improvements fronting the FIRE STATION SITE which at a minimum shall include: curbs, gutters, streets, sidewalks, parkway landscaping, driveway approaches (maximum of 3), traffic signs, traffic signal, street lights and median breaks with full turn movements at both the emergency vehicle egress driveway and ingress driveway.
15. As required by the DISTRICT, installation of a traffic signal(s), with FIRE STATION SITE preemption, that allows for controlled access from the FIRE STATION SITE emergency egress driveway onto the public roadway fronting the FIRE STATION SITE. (In addition, the FIRE DEPARTMENT shall have the ability to control/preempt the signals at Spring Canyon & Soledad Canyon Road). The traffic signal(s) must be operational by the time the fire station is placed into service.
16. The Completion of a Phase I Site Assessment, and if warranted, a Phase II Site Assessment, and removal or remediation of any hazardous materials located at or adjacent to the FIRE STATION SITE, as required by all applicable Federal, State and local laws (to be provided at the completion of all required site improvements).
17. **Verification of full compliance with the “California Environmental Quality Act” for the development and operational impacts associated with a first responder fire station. Written verification must be obtained from the County of Los Angeles Regional Planning Department.**
18. The FIRE STATION SITE shall be free of any soils and geological hazards. The County / City approved geo-technical reports for the underlying and adjacent grading must be submitted to the DISTRICT for review and approval.
19. The DEVELOPER must provide verification from the Los Angeles County Department of Public Works, Flood Control Division, that the FIRE STATION SITE is located outside of the 50-year capital flood zone.
20. A geo-technical report that meets the requirements of the California Geological Survey (CGS) Note 48 “Checklist for the Review of Engineering Geology and Seismology Reports for California Public Schools, Hospitals, and Essential Services Buildings (fire stations)” must be submitted to the DISTRICT for review and approval. The DISTRICT will also obtain a third party peer review of the report. For information regarding the CGS Note 48 refer to the following website:
http://www.conservation.ca.gov/cgs/information/publications/cgs_notes/index.htm
21. Provide the following property monuments: 1.5” iron pipes with brass markers at all corners and angle points, chisel crosses at curb lines.
22. Any common property line walls either existing or to be built by the Developer must be engineered and built to a minimum height of 8’0”. Wall plans must be submitted to the DISTRICT for review and approval.
23. All driveway approaches shall be constructed to commercial standards with a 12’0” cross section (8’0” of grade change (invert of gutter to ADA sidewalk) and 4’0” ADA sidewalk). The approaches shall be engineered to accommodate Fire Department apparatus weighing up to 80,000 pounds.
24. All required erosion control devices shall be in place prior to transfer to the DISTRICT.
25. The FIRE STATION SITE shall be fenced on all sides with 6’0” chain link (new material) and a 20’0” double wide gate. Those fencing sections facing public streets shall include tan colored screening slats.
26. The FIRE STATION SITE shall be free of vegetation, trash and other construction debris at time of transfer to the DISTRICT.
27. The FIRE STATION SITE shall be free of easements, except as expressly approved by the DISTRICT.
28. A current American Land Title Association survey (ALTA) must be submitted to the DISTRICT for review and approval.
29. The FIRE STATION SITE shall not contain slopes or hillsides for the DISTRICT to maintain. The DEVELOPER must arrange for the sloped area to be maintained by a third party, such as a Landscaping Maintenance District (LMD), at no cost to the DISTRICT.



COUNTY OF LOS ANGELES FIRE DEPARTMENT

CONDITIONS OF APPROVAL – VTTM 48086 FIRE STATION 100 SITE REQUIREMENTS

30. Provide the DISTRICT with the information outlined on the "Request for Information" (RFI) form.
31. Remediation of any defects of the property to the satisfaction of the DISTRICT.
32. Any other requirements as reasonably determined by the DISTRICT that are necessary before construction of a fire station can begin on the FIRE STATION SITE.
 - (1) Developer shall provide a copy to and receive approval of the title language for the FIRE STATION SITE from the Fire Department Planning Division prior to Land Development's final map clearance.
 - (2) Prior to a developer fee credit being issued, an agreement must be approved by the Los Angeles County Fire District. No refunds of developer fees are made for any building permits issued prior to developer fee credit issuance. This agreement takes approximately 30 days to process after DEVELOPER has submitted approved copies to the DISTRICT. The Fire Chief of the DISTRICT and the DEVELOPER may modify these requirements as mutually agreeable and set in the developer fee credit agreement.

Revised: August 6, 2007



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

August 1, 2007

Ms. Susan Tae, AICP
Land Divisions/Research Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms. Tae:

**SPRING CANYON
CONDITIONS OF MAP APPROVAL
AMENDED VESTING TENTATIVE TRACT MAP 48086
Regional Planning Map dated May 16, 2007**

The Department's recommended park and open space conditions of map approval are listed below for Amended Vesting Tentative Tract Map (AVTTM) 48086 and in the Park Obligation Report and Worksheet attached to this letter. Neither the "active" park on Lot 500 nor the "passive" park on Lot 497 will be conveyed to the County; however, Condition 41 of Conditional Use Permit No. 96-044-(5) approved by the Board of Supervisors on August 3, 2004 provides that the expenditures the permittee makes on required improvements to these parks be credited against the subdivision's remaining Quimby obligation otherwise payable by the permittee, and that the permittee shall otherwise bear the entire costs to complete such park improvements.

1. Dedicate natural open space Lot 501 and Lot 502 to the County.
2. Create a Landscaping and Lighting Act District (LLAD) prior to the County accepting title to the open space lots for the mutual benefit of Subdivider and the County to maintain the trails and open space lots. When LLAD maintenance areas are planned on private, fee simple lots, LLAD easements must be recorded prior to clearance of final (unit) maps by the Department.
3. Active Park (Lot 500)
 - 3.1. Complete the active park to the satisfaction of the Department prior to the Department clearing the 213th residential unit for recordation or any unit map which when cleared by the Department would result in more than 213 units being cleared.

- 3.2. The active park shall be approximately 18 acres in size (includes slopes) with a total usable pad of approximately 4.30 acres and consisting of at least the following improvements: parking lot, youth soccer field, recreational turf and landscaping, and restroom facilities in accordance with the plans approved by the Department's Design Review Committee on October 31, 2005.
4. Passive Park (Lot 497)
 - 4.2. The developer shall complete the passive park to the satisfaction of the Department prior to the Department clearing the 380th residential unit for recordation or any unit map which when cleared by the Department would result in more than 380 units being cleared.
 - 4.2. The passive park shall consist of turf, irrigation, and other improvements consistent with the plans approved by the Department's Design Review Committee on October 31, 2005.
5. Prior to the Department clearing the first final (unit) map:
 - 5.1. Enter into a Park Development Agreement (PDA) with the Department for development of the parks on Lot 500 (active park) and Lot 497 (passive park) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the parks in accordance with cost estimates for the parks. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006, 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).
 - 5.2. Prior to the Department clearing the unit map containing either the active or passive park, Subdivider shall deliver the final version of the covenants, conditions and restrictions (CC&Rs) requiring the park lots to be used for park purposes only and to be owned, operated, and maintained by the homeowner's association ("Association"), along with a letter stating that the CC&Rs will be recorded after the recordation of the final map and approval by the Department of Real Estate. The CC&Rs shall contain the following provision: "the active park shall, at all times and under all conditions, be equally open and available to residents and nonresidents of the subdivision and there shall be no discrimination against or preference, gratuity, bonus or other benefit given residents of the subdivision not equally accorded non-residents of the subdivision." Recorded copies of the CC&Rs shall be delivered to: County of Los Angeles Department of Parks and Recreation, 510 S. Vermont Avenue, Room 201, Attention:

Chief of Planning, Los Angeles, CA 90020. The unit map containing respectively the active or passive park shall contain a notation dedicating to the County the right to prohibit residential construction on the park lot and each park lot shall be clearly labeled on the final map.

- 5.3. Submit critical path method (CPM) schedules for completing the active park and passive park (one for each park) encompassing design development submittals, and submittals required for the various stages of construction document development, permits and approvals, including the encroachment permit from Caltrans, and park construction and completion dates. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this condition, the Department shall give written notice to Subdivider describing such breach. Notice is deemed given when sent by Certified Mail, Return Receipt Requested with postage prepaid addressed to Subdivider, or by a reliable over-night courier with charges prepaid, or by personal delivery to Subdivider's relevant address set forth in the PDA. Failure to comply with this condition, or to complete construction by the thresholds established in Condition 3.1 or Condition 4.1, may result in the Department not clearing additional units/maps to record until the respective park is built and/or updated park delivery schedule is received.
6. Subdivider shall pay prevailing wage for the park improvements. Subdivider shall receive a Quimby parkland credit in an amount not to exceed \$180,254 for the park improvements, calculated as shown on the attached Park Obligation Report and Worksheet. Subdivider shall otherwise bear the entire costs to complete the park improvements.
7. Subdivider is responsible for developing the parks in accordance with the 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 Subdivider.
8. 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 parks; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that any playground constructed within the parks 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.

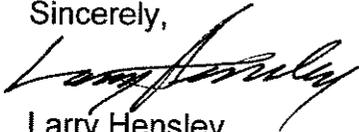
9. Submit to the Department park plans and specifications to the Department for review and approval during the design development stage, fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications and a grading plan (scale: 1 inch = 40 feet, or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCad 2000 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 the Department for Subdivider to proceed with the next stage.
10. Provide the Department with written Notice of Construction Commencement for each park. Construction Commencement is defined as when the Subdivider starts precise grading and/or 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 Approval of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Approval 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 Approval of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

11. Designate and identify a project manager who will oversee design and construction of the parks. The project manager shall communicate by providing written documentation via facsimile, e-mail, or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide County with reasonable access to the park sites and the park improvements for inspection purposes and at a minimum shall initiate and coordinate the following inspections and approvals during the course of construction with not less than two (2) 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 approval. 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. During park construction and for each respective (active, passive) park, developer shall submit a schedule of values and progress payment statements at least quarterly with supporting documentation sufficient for the Department to verify the developer's construction cost expenditures for Quimby credit.
13. Upon completing construction of each private park, and after Subdivider having first obtained final sign off from DPW on all code compliance issues, Subdivider shall notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) County business days after receipt of said notice, the Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Approval of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, the Department shall provide Subdivider with a list of items that need to be corrected after receipt of said list in order for Department to issue its Notice of Approval of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

Should you have any questions regarding this matter, please contact Mr. James Barber of my staff at (213) 351-5117.

Ms. Susan Tae
August 1, 2007
Page 6 of 6

Sincerely,

A handwritten signature in black ink, appearing to read "Larry Hensley", written over the printed name.

Larry Hensley
Chief of Planning

LH:JB (c: AVTTM 48086 Spring Canyon)

Attachments

1. Park Obligation Report & Worksheet
- c: Kathleen Ritner, Jim McCarthy, Susan Pearson (Parks and Recreation)
Patrick Malekian (LLAD)
Roger Hernandez, CAO Real Estate Division



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



PARK OBLIGATION REPORT

Tentative Map #	48086	DRP Map Date:	05/16/2007	SCM Date:	/ /	Report Date:	08/02/2007
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:	4.95
IN-LIEU FEES:	\$180,254

Conditions of the map approval:

Developer shall receive Quimby credit for park improvements up to \$180,254 and shall otherwise bear the entire costs to complete the private park improvements. Also see attached letter dated August 1, 2007 for additional Department conditions.

The park obligation for this development will be met by:

Contributing \$180,254 in park improvements.
Conditions of approval attached to report.

Trails:

See also attached Trail Report. For trail requirements, please contact Robert Ettleman, Trails Coordinator at (213) 351-5134.

Comments:

In-lieu fee based on fee schedule in effect on 08/03/04 Board approval date.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions

Supv D 5th
August 01, 2007 15:04:06
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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	48086	DRP Map Date:	05/16/2007	SMC Date:	/ /	Report Date:	08/02/2007	
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) Goal 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.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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

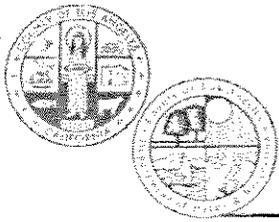
	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.11	0.0030	531	4.95
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				4.95

Park Planning Area = 43B AGUA DULCE / ACTON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	4.95	\$36,415	\$180,254

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
4.95	0.00	0.00	4.95	\$36,415	\$180,254



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

July 18, 2007

Ms. Tina Fung
Regional Planning Assistant II
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms. Fung:

TRAIL CONDITIONS OF MAP APPROVAL
Amended Vesting Tentative Tract Map # 48086
Map Dated: May 16, 2007

The Department of Parks and Recreation has completed the review of Amended Vesting Tentative Tract Map #48086. We currently have No Trail Hold on this amended vesting tentative tract map. Trail alignment as shown on map is approved. Applicant is required to construct the Spring Canyon variable width (6-12 foot) Trail within the twenty (20) foot easement to the satisfaction of the Department of Parks and Recreation trail standards. The Department is approving the trail alignment as shown, with the following conditions prior to final map recordation:

1. The exact following language must be shown for trail dedications prior to final map recordation:
 - a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a 20' width easement, designated as the Spring Canyon Trail.
 - b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.
2. Request a 20' wide easement for the Spring Canyon Trail (SCVTAC).
3. Applicant to construct the variable-width (6-12) foot wide riding and hiking trail within the 20' easement to the Department of Parks and Recreation standards.
4. Full public access shall be provided for non-motorized multiuse of the trail easement.

5. If, open space lots 501 and 502 are dedicated to Los Angeles County, then Applicant is responsible to dedicate a twenty foot easement for the Spring Canyon Trail, where trail alignment meanders through proposed residential lots (279 through 412), as shown on map.
6. If, lot 500 is proposed as a private park, then the Applicant is responsible to dedicate a twenty-foot easement for the Spring Canyon Trail that meanders through the northern end, as shown on map.
7. Delineate on map approximate alignment of trail easement either within or outside of lot 598 if proposed as a private park. Note: Trail alignment is missing from north end of lot 598 to the Stonecrest Road under-crossing.
8. Delineate on map at prudent intervals along trail alignment: "20' LACOPR Non-Motorized Multiuse (Equestrian, Hiking and Mtn. Biking) Trail Easement."
9. Delineate on map sheet #4, within Detail "B," the proposed clearance height for the 8' wide section of the Spring Canyon Trail, that traverses outside the road right-of-way for the Stonecrest Road under-crossing. (Note: LACOPR requires a minimum of 10' clearance).
10. Applicant is responsible to negotiate a 20' trail easement for a portion of the Spring Canyon Trail that traverses roughly 800' within the Gas Line utility easement. See map sheet #3, south of the reservoir site, and northwest of lot 277, 278, and 279.
11. If trail narrows to six feet wide for more than five-hundred feet, supply turnaround for passing of trail users i.e. equestrians etc.
12. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:
 - a. Cross slope gradients not to exceed two percent (2%), and longitudinal (running) slope gradients not to exceed fifteen percent (15%) for more than 300 feet. The Department will review and allow slopes slightly greater than fifteen percent (15%) on a case by case basis.
 - b. Typical trail section and details to include:
 - Longitudinal (running) gradients.

- Cross slope gradients.
 - Name of trail.
 - Width of trail or if requested by Department of Parks and Recreation, denote as variable width.
- c. Bush Hammer finish at minimum width of trail for crossings at all concrete surfaces.
 - d. Appropriate retaining walls as needed.
 - e. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department, etc.
 - f. Trail easement, must be outside of the road right-of-way.
13. The Applicant shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (Autocad 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.
 14. After Department approval of the trail alignment shown on the rough grading plans, the Applicant shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.
 15. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.
 16. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicant's representative shall then schedule a site meeting with the Department's Trail Coordinator for the Department's inspection and approval.
 17. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
 18. After completion of the trail, the Applicant shall notify the Department within five (5) business days for a Final Inspection Trail Walk.
 19. After the initial Final Inspection Trail Walk, any portions of the constructed trail, not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Standards within thirty (30)

calendar days. Applicant shall then call for another final inspection with the Department.

20. Upon Department approval and acceptance of the trail construction, the Applicant shall:
 - a. Issue a letter to the Department requesting acceptance of the dedicated trail.
 - b. Submit copies of the As-Built Trail drawings.

If you have any questions and comments, please contact Robert Ettleman, Trails Coordinator, at (213) 351-5134.

Sincerely,



Larry R. Hensley
Chief of Planning

LH:RE:tl:Z:Trails:AVTTM48086_07c

- c: Marc Cannon, (Pardee Homes), Adrianna Perez (RBF Engineering)
Tina Fung, (Department of Regional Planning)
James Barber, Patrick Reynolds, and Robert Ettleman (Parks and Recreation)



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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

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June 26, 2007

RFS No. 07-0013832

Tract Map No. 48086

Vicinity: Soledad

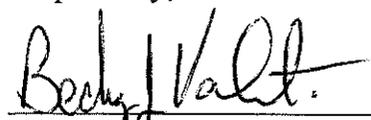
Tract Map Date: May 16, 2006 (3rd Revision to Amendment)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Amended Vesting Tentative Tract Map 48086** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water District**, a public water system, which guarantees water connection and service to all lots.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,


Becky Valenti, E.H.S. IV
Land Use Program

4462 3 4463

