Hearing Officer Meeting: 1-18-11
Agenda Item No.: 14

PROJECT NO. 96-044-(5)
SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086 REC

Project:	The Vesting Tentative Tract Map No. 48086 ("TR 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:	May 12, 2004

PROJECT HISTORY:

TR 48086 was approved by the Los Angeles County Board of Supervisors on August 3,

2004 to authorize the creation of a residential development of 542 single-family residential lots, one fire station lot, one sheriff sub-station lot, two park lots and three 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.

The First Amendment to TR 48086 was approved by the Los Angeles County Hearing Officer ("Hearing Officer") on September 25, 2007 to 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-inch 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 requested.

In a letter dated October 9, 2007, David Lutness, Board Secretary, for SCOPE, Santa

Clarita Organization for Planning and the Environment ("Appellant") appealed the approval of first amendment to TR 48086 on the following issues:

1. There is new information regarding water availability of state water supply cutbacks that was disregarded by the Hearing Officer. The appellant feels the developer intentionally reduced the number of units to one unit below the 500-unit threshold to avoid requirements to comply with environmental regulations regarding water supply and air quality at the 500-unit level.

2. The appellant requests the opportunity to submit new information into the record regarding cumulative impacts to streams and tributaries of the Santa Clara River and failure to address those impacts.

3. The appellant is requesting a public hearing during which time the public may discuss new information concerning water availability that would affect this project.

The Los Angeles County Regional Planning Commission in their action on January 9, 2008, upheld Hearing Officer's approval of the first amendment to TR 48086.

CURRENT REQUEST:

The applicant requests approval of this Second Amendment to TR 48086. The amended vesting tentative tract map dated May 12, 2010 depicts a residential development of 492 single-family residential lots, one fire station lot, one sheriff sub-station lot, two park lots and three open space lots on approximately 548.1 gross acres. The amended map proposes the following changes:

- Relocate proposed 10.2-acre school site from site from the southwest corner of the project site to the center of the project site reducing the school site to 8.0 acres with a building pad consisting of 7.8 acres and eliminating 32 single-family lots;

- Adding 32 single-family lots to the former school site located in the southwest corner of the project site;

- Reducing overall single-family lots within the subdivision from 531 to 492;

- Reducing height for retaining walls from 13.0 feet to maximum of six-feet.

The amendment request letter dated May 12, 2010 is attached.

STAFF EVALUATION:

The amended vesting tentative and exhibit maps will allow the applicant to proceed in obtaining final map approval in line with their goal of assisting the Sulphur Springs School

District in relocating the proposed school site. State Assembly Bill 333 granted a two-year extension to the tentative map extending the expiration date to August 3, 2012.

- Relocate proposed 10.2-acre school site from site from the southwest corner of the project site to the center of the project site reducing the school site to 8.0 acres with a building pad consisting of 7.8 acres and eliminating 32 single-family lots. This relocation is required to meet the relocation request of the State Architect's Office.

- Adding 32 single-family lots to the former school site located in the southwest corner of the project site. This addition of lots will allow the applicant to utilize the area of the former school site.

- Reducing overall single-family lots within the subdivision from 531 to 492. This reduction is needed for revised road design to accommodate the new school site.

- Reducing retaining wall heights. With the addition of residential lots in the former school site a reduction of retaining wall heights is needed.

RECOMMENDATION:

On September 23, 2010, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding the proposed development consisting of a residential development of 542 single-family residential lots, one fire station lot, one sheriff sub-station lot, two park lots and three open space lots on approximately 548.1 gross acres. It was recommended that an Addendum to the Final Environmental Impact Report ("FEIR") which was certified by the Los Angeles County Board of Supervisors on August 3, 2004 as the appropriate environmental document for this project pursuant to the California Environmental Quality Act and the Los Angeles County Environmental Document reporting Procedures and Guidelines. The project approved under the FEIR consisted of a 542 single-family residential lots, one fire station lot, one sheriff sub-station lot, two park lots and three open space lots on approximately 548.1 gross acres. It was determined that this amendment to the approved project will not exceed the established threshold criteria for any environmental factor, and as a result, will not have a significant effect on the physical environment.

Approve the amendment to this previously approved project.

- Add the following Department of Regional Planning conditions for the Second Amendment to Vesting Tentative Tract Map No. 48086:

    1. Permission is granted to develop the subdivision in accordance with the amendment map and exhibit map dated May 12, 2010.

    2. Permission is granted to make the following changes to the tentative map: relocate

proposed 10.2-acre school site from site from the southwest corner of the project site to the center of the project site reducing the school site to 8.0 acres with a building pad consisting of 7.8 acres and displacing 39 single-family lots.; relocating 32 single-family lots to the former school site located in the southwest corner of the project site; reducing overall single-family lots within the subdivision from 499 to 492 and reducing retaining wall heights.

- Approve the following revised reports:

Department of Public Works - Land Development Division - Subdivision (12-7-10)
Land Development Division - Drainage Unit (12-6-10)
Geotechnical and Materials Engineering Division - Geology (10-12-10)
Geotechnical and Materials Engineering Division - Soils 11-1-10)
Land Development Division - Grading Unit (6-15-10)
Land Development Division - Road (6-16-10)
Land Development Division - Sewer (6-15-10)
Land Development Division - Water (6-15-10)

Fire Department (7-22-10)

Department of Parks and Recreation - Park Obligation Report (6-17-10)
Trails Conditions (6-24-10)

Department of Public Health (6-15-10)

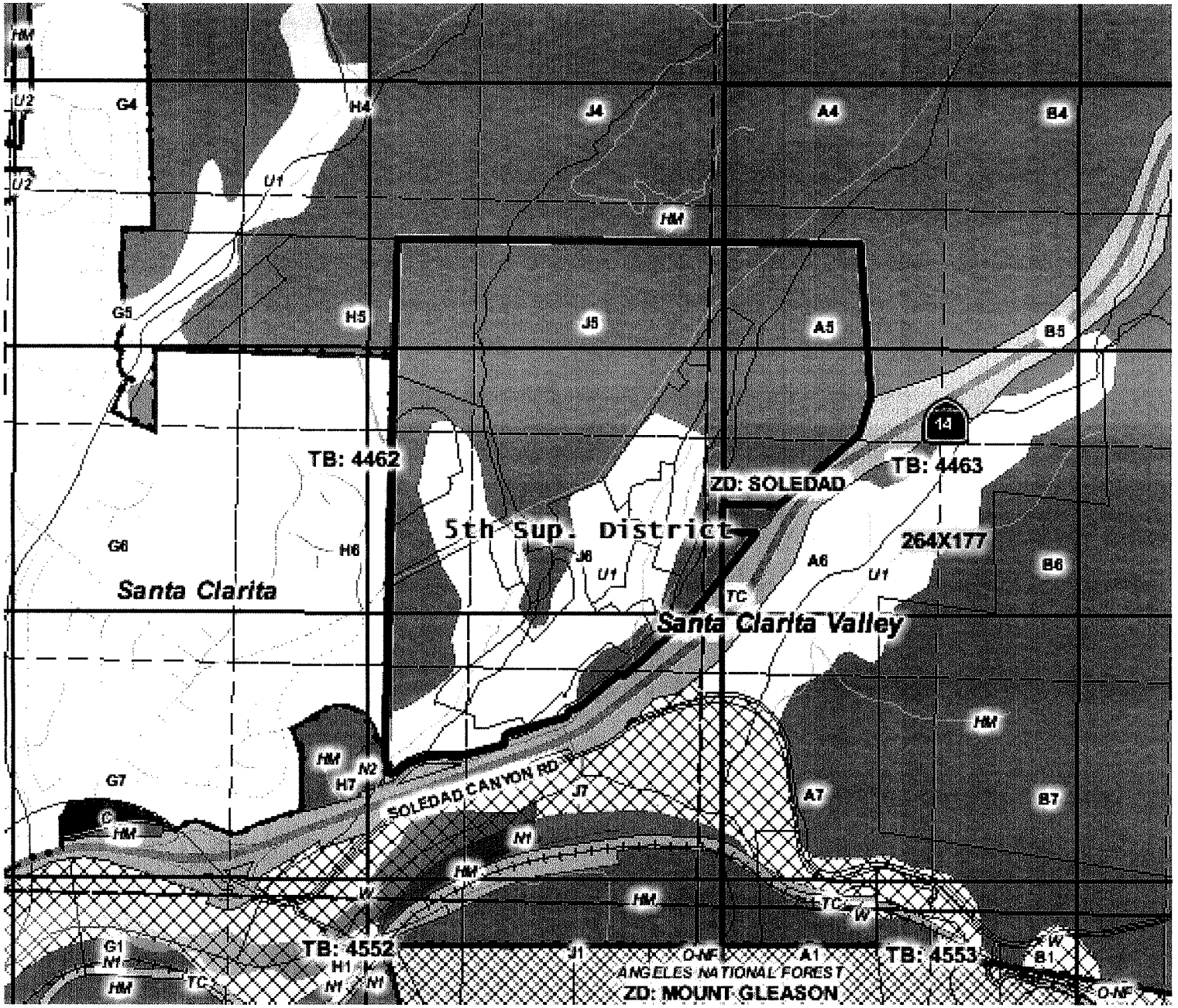
Since minor changes are proposed for the original approved exhibit map, the amended map also serves as a Revised Exhibit "A" to the approved Conditional Use Permit. All other conditions applicable to the area covered by this amendment map shall remain as previously approved.

SMT: REC
12/20/10

gisNET department of regional planning

SECOND AMENDMENT TO TR 48086

Printed On: Dec 20, 2010



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e) Existing (p) Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Serverity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone O-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not In Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen

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Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.

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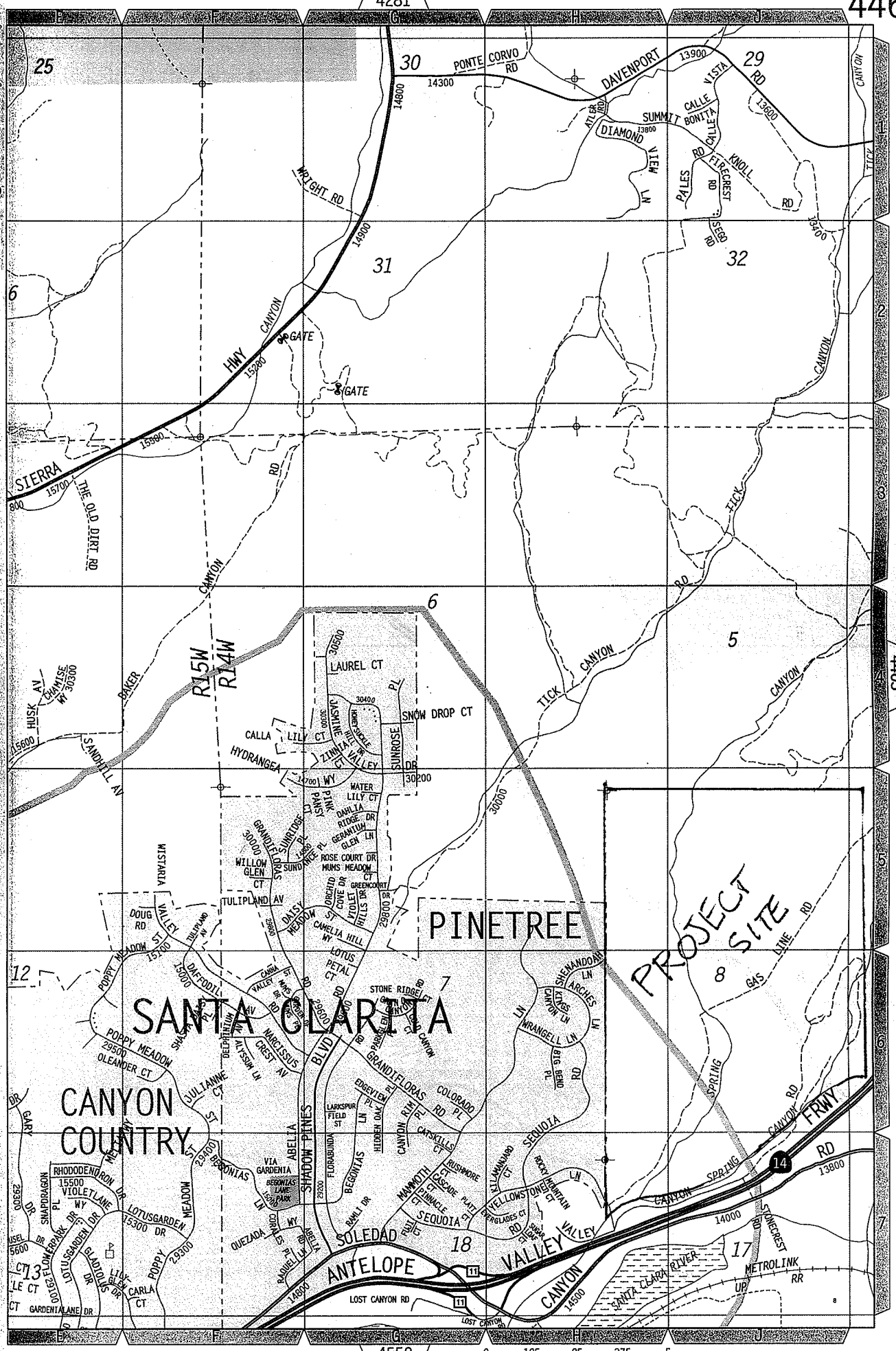
THOMAS BROS. MAPS LOS ANGELES CO.



LOS ANGELES COUNTY LETTERGRAM

TO	FILE	FROM	RAMON CORDOVA REC LAND DIVISIONS

SUBJECT: Addendum to Final EIR For Second Amendment to Vesting Tentative Tract Map No. 48086

DATE: 1/6/2011

Vesting Tentative Tract Map No. 48086 ("TR 48086"), map date May 12, 2010, was originally approved by the Los Angeles County Board of Supervisors on August 3, 2004 for approval of 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 acres.

On September 27, 2007, a Los Angeles County Hearing Officer approved the first amendment to TR 48086 allowing relocation of 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; a revised street pattern; relocation of a water reservoir from the upper northwestern portion to the upper northeastern portion of the project site; redesign of drainage facilities, the addition of desilting basins, both onsite and offsite; addition of a 60-inch arch culvert under Yellowstone Lane for wildlife use; removal of 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; addition of a landscaped parkway and a wildlife corridor on the south side of Yellowstone Lane; revisision of the cross section for the Stonecrest Road freeway undercrossing from having two retaining walls to having four retaining walls; addition of a sewer lift station; reconfiguration of Lots 317-319 to eliminate encroachment into the stream course; revision of 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.

A second amendment to TR 48086 is proposed consisting of the relocation of the previously approved 10.2-acre school site from the southwest corner of the project to the center of the project with 32 single-family lots originally approved by the Los Angeles County Board of Supervisors on August 3, 2004 be developed upon the old school site.

The Sulphur Springs School District in response to a request from the State Architect's Office determined that the 10.2-acre school site depicted on the

approved 2007 amendment map should be relocated to the center of the development away from the Antelope Valley (State Route 14) Freeway and should be depicted as 8.06 acres with a 7.8 acre pad.

This relocation displaced an additional seven single-family lots due to required road redesign. By utilizing the approved 32-lot alternative within the original school site, 32 of the 39 lost units have been recouped, bringing the overall number of buildable residential lots to 492, which is a reduction from the previous approval of 499 residential lots in 2007. It should also be noted that the Spring Canyon EIR, adopted in August 2000, analyzed a development of up a maximum of 542 residential units.

Development in accordance with the Amendment Map dated May 12, 2010 will provide the Sulphur Springs School district with their desired location, and a total of 492 single-family lots with no increase in the project acreage.

Section 15164 of the California Environmental Quality Act ("CEQA") Guidelines authorizes Lead Agencies to prepare an Addendum to a previously certified Environmental Impact Report if changes or additions to the document are necessary and none of the conditions described in CEQA Guidelines Section 15162 ("Section 15162") are present. Los Angeles County Department of Regional Planning staff has determined that none of the conditions described in Section 15162 are related to the proposed amendment.

The implementation and construction of TR 48086 will not constitute a substantial increase in the severity of previously identified impacts. Amendments to the map have not included an increase to total density and the relocated school site has been reduced from 10.2 acres to 8.06 acres with a 7.8 acre building pad. It is not anticipated that relocation and decreasing of the school site, as well as the seven unit reduction in buildable residential lots from what was approved in 2007, will result in additional adverse environmental impacts beyond what was previously analyzed in the Spring Canyon Certified Environmental Impact Report ("EIR"). That EIR was adopted in August 2000 (State Clearing House No. 97031043) and analyzed impacts based on 542 residential lots. In addition, staff will apply all of the Conditions of Approval included with the original August 3, 2004 tract map approval including the Mitigation Monitoring Program which shall remain in full force and effect.

As requested by staff, the applicant has completed and submitted an updated Initial Study checklist, updated geology and Soils reports, and is in compliance with all regulatory permits and conditions for the project, which include:

- Streambed Alteration Agreement (No. 1600-2003-5115-R5)
- Clean Water Act Section 401 Water Quality Certification Permit (No. 2002-00100-AOA)
- U.S. Army Corps of Engineers Permit (No. 2004-00004-AOA)

No new environmental effects have been identified with regard to proposed second amendment to TR 48086. No new information pertaining to the subject property or the environmental impacts of the existing development has been discovered during the preparation of this Addendum.

Therefore, the Addendum to the previously adopted EIR, adopted on August 2000, which is attached hereto, provides adequate environmental analysis for the project as amended.

RBF CONSULTING

May 12, 2010

Memo Amendment TR48086

Mr. Ramon E. Cordova
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Amended Vesting Tentative Tract Map #48086 (Spring Canyon)

Dear Mr. Cordova:

On behalf of our client, Santa Clarita Land JME, LLC, RBF Consulting is pleased to submit an Amendment request for Vesting Tentative Tract Map No 48086. Based upon our pre-submittal meetings and correspondence with the County of Los Angeles, we are providing the following items:

- 30 copies of the VTTM application with 1 signed original
- 30 sets of Amended VTTM 48086 (includes amended map, phasing exhibit, lot layout, road layout, proposed utilities, grading and drainage improvments, and retaining walls.
- 30 copies of the ownership consent affidavit
- One check in the amount of $8,487.00

The newly amended map reflects relatively minor changes from the approved Amended VTTM No. 48086 which was approved September 25, 2007. The map was originally approved August 3, 2004. These changes are as follows:

- The 10.2-acre school site has been relocated to the center of the development and is now shown as 8.06 acres with a 7.8 acre pad, which displaced 39 residential lots. The school site is being relocated at the request of Sulphur Springs School District. It is our understanding the proposed relocated school site is approved by the State.

- The residential inset alternative (Shown on the approved amended map as Alternative to Elementary School Site on Sheet 2 of 6), is no longer an alternative, and has replaced the former school site location. The former school site area now contains 32 residential lots (numbered 1-32), bringing the overall number of buildable residential lots to 492 which is a reduction from the previous approval, of 499 residential lots.

14725 Alton Parkway, Irvine, CA 92618-2027 ■ P.O. Box 57057, Irvine, CA 92619-7057 ■ 949.472.3505 ■ Fax 949.472.8373
Offices located throughout California, Arizona & Nevada ■ www.RBF.com
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It should be noted that according to the amendment approved in September 2007, the total project currently allows for up to 531 residential lots (499+ the 32-lot alternative area). However, because the school site has been moved at the request of the Sulpher Springs School district, and the previous school site has been re-lotted, a decrease of lots has taken place within the project area, bringing the overall project total to 514 total lots. Of the 514 lots shown on this map, 492 are residential lots, which is 7 less lots than the September 2007 map, and 39 less lots than the September 2007 map with the alternative plotting of the school site.

- With the addition of residential lots in the former school site, several retaining walls have undergone height reductions.

These are the only changes proposed in this amendment request and all other areas of the map remain the same as approved on the September 25, 2007 Amended Map.

Please contact me with any comments or questions.

Sincerely,

Gary Armstrong, AICP
Senior Vice President

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

LETTER AND MAP DATED 05-12-2010

We have no objection 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 conditions.

3. Comply with the attached 2-page Geology/Soils conditions.

4. Comply with the attached 1-page Grading conditions.

5. Comply with the attached 13-page Road conditions.

6. Comply with the attached 1-page Sewer conditions.

7. Comply with the attached 1-page Water conditions.

8. Comply with all other previously approved conditions to the satisfaction of Public Works.

HW

Prepared by Henry Wong Phone (626) 458-4910 Date Rev. 12-07-2010

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

TRACT MAP NO: 48086

AMENDED TENTATIVE MAP DATE: 05/12/2010

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Approval of this map pertaining to drainage is recommended.

Prior to Final Map Recordation:

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.

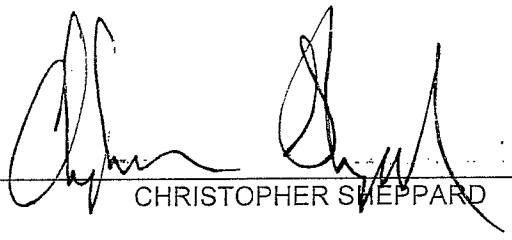
COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

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. Comply with the requirements of the Revised Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan which was conceptually approved on 11/18/2010 to the satisfaction of Public Works..

Name  Date 12/06/2010 Phone (626) 458-4921
CHRISTOPHER SHEPPARD

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 48086 **TENTATIVE MAP DATED** 5/12/10 (Amend)
SUBDIVIDER Santa Clarita land JME, LLC **LOCATION** Spring Canyon
ENGINEER RBF Consulting
GEOLOGIST & SOILS ENGINEER Byer Geotechnical, Inc. **REPORT DATE** 9/23/10, 7/14/10

Additional Reports Reviewed The J. Byer Group: 6/22/05, 4/19/05, 1/31/05; Pacific Soils Engineering: 5/15/00, 12/17/97, 11/12/97; Petra Geotechnical: 7/27/90

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (http://www.dpw.lacounty.gov/gmed/manual.pdf).

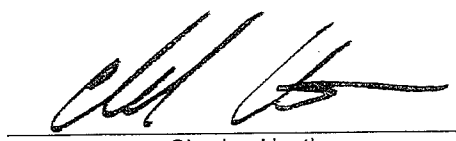
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at http://www.dpw.lacounty.gov/gmed/manual.pdf).

4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).

5. The Soils Engineering review dated 11/1/10 is attached.

NOTE Provide a copy of this review with your resubmittal

Prepared by  Reviewed by _____ Date 10/12/10
Charles Nestle

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

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
Job Number GMPH
Sheet 1 of 1

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

Tentative Tract Map	48086
Location	Spring Canyon
Developer/Owner	Santa Clarita Land JME, LLC
Engineer/Architect	RBF Consulting
Soils Engineer	Byer Geotechnical, Inc. (BG21199)
Geologist	Same as above

Review of:
Amended Tentative Tract Map Dated by Regional Planning 5/12/10
Soils Engineering and Geologic Reports Dated **9/23/10**, 7/14/10
Soils Engineering and Geologic Reports by J. Byer Group Dated 6/22/05, 4/19/05, 1/31/05
Soils Engineering and Geologic Reports by Pacific Soils Engineering Dated 5/15/00, 12/17/97, 11/12/97
Soils Engineering and Geologic Reports by Petra Geotechnical Dated 7/27/90
Previous Review Sheet Dated 8/25/10

ACTION:

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

REMARKS:

1. At the grading plan stage, submit a revised Soils Engineering and Geologic report to the Soils Section for verification that the proposed work complies with County codes and policies.

2. At the grading plan stage, submit two sets of revised grading plans to the Soils Section for verification of compliance with County codes and policies. The Soils Engineer must sign, stamp and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
THE ON-SITE SOILS ARE MODERATELY CORROSIVE TO FERROUS METALS.

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/11
CIVIL
STATE OF CALIFORNIA

Reviewed by Yoshiya Morisaku Date 11/1/10
Yoshiya Morisaku

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:\Yosh\48086TentTf (11-1-10)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 48086AMND

TENTATIVE MAP DATED 05-12-2010

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:

   a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.

   b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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

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

MDE

Name David Esfandi Date 06/15/10 Phone (626) 458-4921

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 "T" St.(east), and "T" St. (loop) plus additional right of way for a standard knuckle." Provide separate street names for "T" St. from the knuckles 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., the unnamed street (formerly "O" St.), "V" St. west of "T" St., "W" St., "X" St., and "Z" St.

9. Dedicate vehicular access rights on "T" St. from the school lot (Lot 514). If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

10. 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 "Q" St., "R" St., and "X" St.

11. Dedicate right of way 32 feet from centerline on Stonecrest Road and "H" St. to the satisfaction of Public Works.

12. 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.

13. 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."

14. 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.

15. 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 496 (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.

16. 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.*"

17. 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 130 to *143. 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.*"

18. 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.

19. 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.

20. 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.

21. This previously approved road condition, "*A deposit is required to review documents and plans for final map clearance.*" is eliminated.

22. Provide a site plan showing driveway locations and parking lot circulation for Lot 514 (school site) to avoid queuing problems on any of the choice of access point from either Stonecrest Road or "H" St. and for a more efficient drop-off/pick-up area to the satisfaction of Public Works.

23. Prepare signing and striping plans for Valley Canyon Rd. and any other collector, secondary or major highway within or abutting this subdivision to the satisfaction of Public Works.

24. Prior to recordation of the phase containing Lot 514 (school site) and/or prior to issuance of building permit(s) for Lot 514, 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.

25. Comply with the mitigation measures identified in the attached March 27, 2003 and October 30, 2002 memoranda to the satisfaction of Public Works.

26. Comply with all other previously approved conditions to the satisfaction of Public Works.

Prepared by Sam Richards Phone (626) 458-4921 Date 06-16-2010
t48086ra-(map dated 05-12-10).doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

JAMES A. NOYES, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE REFER TO FILE: WM-4

March 27, 2003

TO: Daryl Koutnik
Department of Regional Planning

FROM: Rod Kubomoto
Watershed Management Division

RESPONSE TO A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT SPRING CANYON PROJECT (Vesting Tentative Tract No. 48086) **UNINCORPORATED COUNTY OF LOS ANGELES AREA OF SPRING CANYON**

Thank you for the opportunity to provide comments on the Environmental Impact Report for the Spring Canyon Project. The project consists of the subdivision of a currently vacant site into 542 single-family residential lots, one fire station lot, two private park sites, and one lot for future elementary school use. The project site is located immediately north of the Antelope Valley Freeway (Highway 14) and Soledad Canyon Road within the unincorporated County of Los Angeles area of Spring Canyon. We have reviewed the submittal and offer the following comments:

Traffic and Lighting

The project, upon its anticipated completion in 2005, is estimated to generate approximately 6,056 daily vehicle trips, with 626 vehicle trips, and 547 vehicle trips during the a.m. and p.m. peak hours, respectively.

The Significance Criteria Section on Page 20 for the County of Los Angeles is incorrect and shall be corrected as follows:

According to the County of Los Angeles' Traffic/Access Guidelines for intersections, a significant project-related traffic impact is determined based on the following:

Pre-Project V/C	LOS	Project-Related Increase in V/C
0.71 to 0.80	C	0.04 or more
0.81 to 0.90	D	0.02 or more
0.91 or more	E/F	0.01 or more

We agree with the study that the project traffic alone will significantly impact the following intersections and roadways and the following improvements will fully mitigate the project's impacts to a level of less than significant. The project shall be solely responsible for these improvements.

Spring Canyon Road/Soledad Canyon Road

This is the project's main entrance. The intersection shall be modified to provide one shared left-right-turn lane and one exclusive right-turn lane on the north approach. On the east approach, provide sufficient pavement on Soledad Canyon Road for one through lane and one shared through/right-turn lane (instead of one through lane and one right-turn lane recommended in the Supplemental Environmental Impact Report), and on the west approach, a left-turn lane and one through lane.

Pay the entire cost for the installation of the traffic signals. Traffic signals shall only be installed when actual traffic conditions warrant the signals.

Install a crosswalk on the east side of the intersection rather than on the west side to avoid heavy dual-lane right-turn vehicle movements in conflict with pedestrian movements.

Detailed striping and signal plans for these improvements shall be prepared and submitted to Public Works for review and approval.

Spring Canyon Road

A minimum vehicle lane width of 18 feet should be provided from north of the State Route 14 (SR-14) overpass columns to Valley Canyon Road for disabled vehicle refuge.

Any grade change in pedestrian sidewalk must comply with the Americans with Disabilities Act.

Seventeen feet of vertical clearance should be provided at the SR-14 overpass and Spring Canyon Road.

Detailed striping, signage, and signal plans for these improvements shall be prepared and submitted to Public Works and to the State of California Department of Transportation (Caltrans) for review and approval.

Soledad Canyon Road

Widen Spring Canyon Road from SR-14 eastbound ramps to Spring Canyon Road to provide a total of three lanes. A three-lane section of roadway shall include one lane in each direction in addition to a center passing lane in the upgrade portion of the roadway that could serve both westbound and eastbound traffic.

Detailed road construction, striping and signage plans shall be prepared and submitted to Public Works for review and approval.

Since this project is within the Eastside Bridge and Major Thoroughfare Construction Fee District, the cost of this improvement will be given as a credit toward the project's Bridge and Major Thoroughfare District fee.

SR-14 Southbound Ramps/Soledad Canyon Road

Pay the entire cost for the installation of the traffic signal. Traffic signals shall only be installed when actual traffic conditions warrant the signals. Since the signalization of the intersections is included in the Eastside Bridge and Major Thoroughfare Construction Fee District, the project shall be given the credit against the District fees.

The cumulative traffic of the project and related projects in the study will significantly impact the following intersections. The project shall pay its fair share of the cost for the following improvements needed to fully mitigate its cumulative traffic impacts to a level of insignificance.

SR-14 Northbound Ramps/Soledad Canyon Road

Restripe the south approach of this intersection to provide for two through lanes. The two through lanes will be carried north of the intersection under the SR-14 Freeway bridge to join two westbound lanes which currently exist.

The project is within the Eastside Bridge and Major Thoroughfare Construction Fee District. The project shall pay its fair share of the District fees.

The project will not have any impact to a Congestion Management Program route, intersections, or freeways.

The following intersections impacted by the project traffic alone are within the City of Santa Clarita's jurisdiction. Therefore, the City's approval is needed to implement these mitigation measures:

Sand Canyon Road/Soledad Canyon Road

Pay project's fair share of the cost to improve the south approach of the intersection for the ultimate improvements that will provide dual left-turn lanes, two through lanes, two right-turn lanes, and modification of traffic signals.

SR-14 Southbound Ramps North of Sand Canyon Road/Soledad Canyon Road

Pay project's fair share of the cost to improve the east approach of the intersection for the ultimate improvements that will provide dual left-turn lanes, three through lanes, and modification of traffic signals.

A freeway traffic impact analysis has been conducted and determined that no project-related significant traffic impact will occur to the mainline freeways. Inasmuch as Caltrans has the jurisdiction over the freeway system, Caltrans shall review this document for any CEQA traffic impacts and mitigation measures proposed as necessary.

If you have any questions, please contact James Chon of our Traffic Studies Section at (626) 300-4721.

Waterworks and Sewer Maintenance

We have reviewed the subject document and have no comments.

If you have any questions, please contact Kyle Kornelis at (626) 300-3322.

Watershed Management

The proposed project should include investigation of watershed management opportunities to maximize capture of local rainfall on the project site, eliminate incremental increases in flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site.

If you have any questions regarding the above comments or the environmental review process of Public Works, please contact Massie Munroe at the above address or at (626) 458-4359.

MM:kk
A:\EIR231.DOC

bc: Traffic and Lighting
Waterworks and Sewer Maintenance
Watershed Management (Lafferty)

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
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JAMES A. NOYES, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

October 30, 2002

TO: James E. Hartl
Planning Director
Department of Regional Planning

Attention Daryl Koutnik

FROM: James A. Noyes
Director of Public Works

SHADOW PINES PROJECT
TRAFFIC IMPACT STUDY (JULY 30, 2002)
VESTING TENTATIVE TRACT MAP NO. 48086

We have reviewed the above-mentioned document submitted by the Project traffic consultant and agree with the analysis and conclusions in the study.

The Project is generally located north of Soledad Canyon Road at Spring Canyon Road in the unincorporated County of Los Angeles area. The Project consists of the development of 542 single-family residential lots, three open space lots, a fire station lot, a sheriff's substation lot, and two park site lots. Contiguous to, but not a part of, the Project is a nine-acre elementary school site for a maximum student capacity of 750 students.

The Project upon its anticipated completion year in 2005 is estimated to generate approximately 6,056 daily vehicle trips with 626 vehicle trips and 547 vehicle trips during the a.m. and p.m. peak hours, respectively.

We agree with the study that the Project traffic alone will significantly impact the following intersections and roadways and the following improvements will fully mitigate the Project's impacts to a level insignificance. The Project shall be solely responsible for these improvements.

FILE COPY

Spring Canyon Road/Soledad Canyon Road

This is the Project's main entrance. The intersection shall be modified to provide one shared left-/right-turn lane and one exclusive right-turn lane to the north approach. On the east approach, provide sufficient pavement on Soledad Canyon Road for one through lane and one shared through/right-turn lane, and on the west approach, a left-turn lane and one through lane.

Pay the entire cost for the installation of the traffic signals. Traffic signals shall only be installed when actual traffic conditions warrant the signals.

Install a crosswalk on the east side of the intersection rather than on the west side to avoid heavy dual-lane right-turn vehicle movements in conflict with pedestrian movements.

Detailed striping and signal plans for these improvements shall be prepared and submitted to Public Works for review and approval.

Spring Canyon Road

A minimum vehicle width of 18 feet should be provided from north of the SR-14 overpass columns to Valley Canyon Road for disabled vehicle refuge.

Any grade change in pedestrian sidewalk must comply with the Americans with Disabilities Act.

Seventeen feet of vertical clearance should be provided at the SR-14 overpass and Spring Canyon Road.

Detailed striping, signage, and signal plans for these improvements shall be prepared and submitted to Public Works and to the State of California Department of Transportation for review and approval.

Soledad Canyon Road

Widen Spring Canyon Road from SR 14 eastbound ramps to Spring Canyon Road to provide a total of three lanes. A three-lane section of roadway shall include one lane in each direction plus a center passing lane in the upgrade portion of the roadway that could serve both westbound and eastbound.

Detailed striping and signage plans shall be prepared and submitted to Public Works for review and approval.

The cumulative traffic of the Project and related Projects in the study will significantly impact the following intersections. The Project shall pay its fair share of the cost for the following improvements needed to fully mitigate its cumulative traffic impacts to a level insignificance:

Soledad Canyon Road/SR-14 Eastbound Ramps

Restripe the south approach of this intersection to provide for two through lanes. The two through lanes will be carried north of the intersection under the SR-14 Freeway bridge to join two northbound lanes which currently exist.

The Project is within the Eastside Bridge and Major Thoroughfare Construction Fee District. The Project shall pay its fair share of the District fees.

The Project will not have any impact to a Congestion Management Program route, intersections, or freeways.

The following intersections impacted by the Project traffic alone are within the City of Santa Clarita's jurisdiction and thus City's approval is needed to implement these mitigation measures:

Soledad Canyon Road/Sand Canyon Road

Pay Project's fair share of the cost to improve the south approach of the intersection for the ultimate improvements that will provide dual left-turn lanes, two through lanes, two right-turn lanes, and modification of traffic signals.

Soledad Canyon Road/SR-14 Westbound Ramps East of Sand Canyon Road

Pay Project's fair share of the cost to improve the east approach of the intersection for the ultimate improvements that will provide dual left-turn lanes and three through lanes and modification of traffic signals.

If you have any questions, please contact James Chon of our Traffic and Lighting Division at (626) 300-4721.

JHC:cn
T-4\TLPUB\WPFILES\FILES\STU\JHC\SPRING CANYON\SHADOWPINES02

cc: Land Design Consultants, Inc. (Christy Cuba)

bc: Ronald J. Ornee
T. M. Alexander
Land Development (Hunter, Ruiz, Witler)
Watershed Management (David)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 48086 (Amend.) TENTATIVE MAP DATED 05-12-2010

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 Garcia Phone (626) 458-4921 Date 06-15-2010
tr48086sa(05-12-10).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 48086 (Amend.) TENTATIVE MAP DATED 05-12-2010

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.

7. Provide a "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) prior to filing any map or parcel map to the satisfaction of Public Works and the Department of Regional Planning. For additional information, please contact Mr. Andy Narag of Land Development Division at (626) 458-4921.

HCW

Prepared by Julian Garcia Phone (626) 458-4921 Date Rev. 06-15-2010
tr48086wa(05-12-10).doc

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 48086 Map Date May 12, 2010 - Amendment

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 Fire Department has cleared the Amendment Map. Attached are the conditions of approval for the proposed Fire Station site, Lot 493, prepared by our Planning Section.**
On-site access for the proposed school will be determined during the architectural plan review prior to building permit issuance.

By Inspector: *Juan C. Padilla* Date July 22, 2010

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 48086 Tentative Map Date May 12, 2010 - Amendment

Revised Report yes

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for the RESIDENTIAL public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☒ The required fire flow for the COMMERCIAL public fire hydrants at this location is **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow. This fire flow requirement maybe reduced during the architectural review by the Fire Department prior to building permit issuance.

☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☐ Fire hydrant requirements are as follows:

Install 36 RESIDENTIAL public fire hydrant(s). Install 6 COMMERCIAL public fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: ____

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **On-site fire protection for the proposed school will be determined during the architectural plan review prior to building permit issuance.**

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

By Inspector Juan C. Padilla Date July 22, 2010

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

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 75th 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 1.27± acres.
2. Grading of the FIRE STATION SITE must meet the following minimum requirements: **a building pad area** that measures approximately **245'** (width, fronting a public street) X **225'** (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 driveway can be constructed with a maximum slope of 2% and the ingress driveway with a maximum slope of 5%. 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. The DEVELOPER shall submit the final site / plot plan to the DISTRICT for review and approval.
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.

CONDITIONS OF APPROVAL – VTTM 48086
FIRE STATION 100 SITE REQUIREMENTS

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.
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 DISTRICT 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 DISTRICT 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.

CONDITIONS OF APPROVAL – VTTM 48086
FIRE STATION 100 SITE REQUIREMENTS

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.
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 DISTRICT's 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 DISTRICT Fire Chief. 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: July 9, 2010

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

June 17, 2010

Ms. Susan Tae, AICP
Supervising Regional Planner
Land Divisions 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 12, 2010

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 497 nor the "passive" park on Lot 495 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 499 and Lot 500 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 497)

   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 16.9 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 495)

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 497 (active park) and Lot 495 (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 $167,145 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 2006 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 me at (213) 351-5117.

Sincerely,

James Barber, Section Head
Land Acquisition and Development

JB:CL (48086 Spring Canyon051210DRPmdRpt)

Attachments
1. Park Obligation Report & Worksheet

c: K. Ritner, N.E. Garcia, L. Hensley, J. Smith, J. McCarthy (Parks and Recreation)
Roger Hernandez (CEO/RED)

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **48086**	DRP Map Date: **05/12/2010**	SCM Date: **06/17/2010**	Report Date: **06/14/2010**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type: **AMENDMENT**

Total Units **492** = Proposed Units **492** + Exempt Units **0**

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:	**4.59**
IN-LIEU FEES:	**$167,145**

Conditions of the map approval:

Developer shall receive Quimby credit for park improvements up to $167,145 and shall otherwise bear the entire costs to complete the private park improvements. Also see attached letter dated June 17, 2010 for additional Department conditions.

The park obligation for this development will be met by:

Contributing $167,145 in park improvements.
Conditions of approval attached to report.

Trails:

See also attached Trail Report.

Comments:

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

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

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

By: _____
James Barber, Land Acquisition & Development Section

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **48086**	DRP Map Date: **05/12/2010**	SMC Date: **06/17/2010**	Report Date: **06/14/2010**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type: **AMENDMENT**

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

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

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

Where:

P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **492** = Proposed Units **492** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.11**	**0.0030**	**492**	**4.59**
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 =	**4.59**

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	4.59	$36,415	**$167,145**

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**
4.59	0.00	0.00	4.59	$36,415	**$167,145**

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COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

June 24, 2010

TO: Mr. Ramon Cordova, Planner
Land Divisions Section
Regional Planning

FROM: Mr. Frank Moreno, Section Head, Planning and Trails Research
Parks and Recreation

Jane Blake for Frank Moreno

SUBJECT: **NOTICE OF TRACT MAP TRAIL CONDITIONS FOR AMENDED VESTING TENTATIVE TRACT MAP #48086 MAP STAMPED BY REGIONAL PLANNING ON MAY 12, 2010**

The Department of Parks and Recreation (Department) has completed the review of amended VTTM #48086. The proposed Spring Canyon Trail alignment is acceptable to the Department, though there is notable concern identified in condition #7 (requesting trail through or circumventing lot #496 with connection to the Stonecrest Road trail underpass). Department requests applicant to provide a twenty (20) foot wide trail easement, eight (8) foot wide trail easement, and construction of variable-width (6-12) foot wide trail to the satisfaction of the Department's trail construction guidelines. The map is approved with the following conditions prior to final map recordation.

Because of the necessity to show the trail alignments as it pertains to topographical lines, all information pertaining to trail requirements **must be depicted on the Final Map**.

Map Specific Conditions

1. Full public access shall be provided for the multi-use (equestrian, bicycle, & hiking) trail easement.

2. Dedications and the exact following language must be shown for trail dedications on each phase of final map recordation containing said trail (s):

   a. Title Page: We hereby dedicate to the County of Los Angeles a twenty (20) foot wide easement, and eight (8) foot wide easement for multiuse (equestrian, bicycle, and hiking) purposes for the Spring Canyon Trail, estimated length of two and one-half (2.5) miles.

   b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

3. Department requests twenty (20) foot wide easement for the entire length of the Spring Canyon Trail alignment as shown on map sheet # 6, excluding the section of trail that traverses the Stonecrest Road underpass(See trail condition #4).

4. Department requests eight (8) foot wide trail easement to be dedicated to Los Angeles County for segment of Spring Canyon Trail (estimated length of 350 linear feet), that traverses the Stonecrest Road trail underpass as shown in detail "A" and "B" on map-sheet #4.

5. Request applicant to secure twenty (20) foot wide trail easement or binding agreement as approved by the Department including construction of variable width six to twelve (6-12) foot wide trail within the Southern California Gas Company one-hundred (100) foot wide utility easement. See map sheet #3, south of the proposed reservoir site, and northwest of lot 357, 358, and 359.

6. Applicant to construct the variable width (6-12) foot wide trail tread within the requested twenty (20) foot wide trail easement to Department's trail construction guidelines.

7. Depict on final map-sheet #4 trail connection to either circumvent lot #496 or traverse thru lot #496, and connect to the eight (8) foot wide Stonecrest Road trail underpass segment for continued connectivity.

8. Depict on final map-sheet #4 within detail "B" the proposed clearance height for the eight (8) foot wide section of trail that traverses the Stonecrest Road under-crossing. Department requires minimum height clearance of ten (10) feet, though prefers twelve (12) feet height for prudent equestrian clearance.

Trail Construction Conditions

1. 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 guidelines, and all applicable codes, but not limited to the following:

   a. Cross slope gradients not to exceed two percent (3%), and longitudinal (running) slope gradients not to exceed fifteen percent (15%) for more than 300 feet. The Department will review and may allow running 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 the Department denote as variable width.

c. Appropriate retaining walls as deemed necessary by the Department.

d. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department.

e. Trail easement must be outside of the road right-of-way, and slope easement.

f. If street crossing requested, streetlight pole(s) must have cross-walk activation buttons at two heights to accommodate both pedestrian and equestrian traffic.

g. Applicant is responsible to contact the Los Angeles County, Department of Public Works (DPW) to address crosswalk design standards.

2. The applicant shall submit an estimate of probable cost for the construction of the trail(s) to DPW at the submittal of the rough grading plans. An electronic copy (AutoCAD 2005 or newer version) of the rough grading plans indicating the trail alignment with the cost estimate, shall also be submitted on CD to the Department.

3. Applicant is required at this point to submit a trail bond (Faithful Performance, Labor and Materials) to cover estimated costs for the design, survey of trail alignment, and construction of trail.

4. After Department approval of the trail alignment(s) shown on the rough grading plans, and after grading plan permit approval, though prior to the Department clearing the fist unit map containing residential units, the trail construction estimate will be incorporated into the Park and Trail Development Agreement.

5. The applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.

6. Prior to the start of trail construction, the applicant's authorized representative (project manager, licensed surveyor, professional trail builder, 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 case-planner for inspection and approval.

7. 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.

8. Within five (5) business days after completing the trail, the applicant shall notify the Department for a final-inspection-trail-walk.

9. After the initial final-Inspection-trail-walk, any portions of the constructed trail not approved shall be corrected and brought into compliance, with the Department's trail construction guidelines within thirty (30) calendar days. Applicant shall then call for another final inspection with the Department.

10. Upon Departmental verbal approval and acceptance of the trail construction, the applicant shall:

    a. Submit copies of the As-Built Trail drawing(s).

11. Upon receiving and approval of the As-Built Trail drawing(s) the Department will issue the trail acceptance letter.

If you have any questions or comments, please contact Frank Moreno, Planning and Trails Section Manager at (213) 351-5136.

FM:RE:Trlrpt – VTTM#40486-10c (Spring Canyon)

c: Jim C. Bizzelle, III, (Pardee Homes)
James Barber, Robert Ettleman, (Parks and Recreation)

COUNTY OF LOS ANGELES
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June 15, 2010

Tract Map No. 48086

Vicinity: Soledad

Tentative Tract Map Date: May 12, 2010 (Amendment)

☒ Environmental Health recommends approval of this map.

☐ Environmental Health does NOT recommend approval of this map.

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Tract Map 48086** based on the use of public water and public sewer as proposed. Any variation from the approved use of water supply and/or approved method of sewage disposal shall render this approval null and void.

If you should have any questions, please contact me at (626) 430-5262.

Sincerely,

Ken Habaradas, MS, REHS
Bureau of Environmental Protection