



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

PROJECT NUMBER

TR53653

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 53653-1

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Western Pacific Housing-Lyonns Canyon Partners LLC/
John Scull, DR Horton

**MAP/EXHIBIT
DATE:**

06/01/16

**SCM REPORT
DATE:**

06/30/16

SCM DATE:

07/07/16

PROJECT OVERVIEW

Amendment to Tentative Tract Map 53653. Removal of one single-family lot to meet the required density.

MAP STAGETentative: Revised: Amendment: Amended :
Exhibit "A"Modification to :
Recorded MapOther: **MAP STATUS**Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee): **LOCATION**

The Old Road just south of Sagecrest Circle, Santa Clarita
Valley

ACCESS

Old Road

ASSESSORS PARCEL NUMBER(S)

2826-022-026, 2826-022-027, 2826-022-035, 2826-023-
014, 2826-041-039

SITE AREA

234.8 gross acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Newhall

SUP DISTRICT5th**LAND USE DESIGNATION**

H2 – Residential 2 (0-2 du/ac)

ZONEA-2-2 – Heavy Agricultural –
2 acre minimum lot sizeA-2-1 – Heavy Agricultural -
1 acre minimum lot size

C-3 – General Commercial

C-3-DP – General
Commercial-Development
Program**CSD**

N/A

PROPOSED UNITS

(DU)

185

MAX DENSITY/UNITS

(DU)

185

GRADING

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

None proposed

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to EIR is required

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

| <u>Department</u> | <u>Status</u> | <u>Contact</u> |
|--------------------|---------------|--|
| Regional Planning | Hold | Edward Rojas (213) 974-6433 erojas@planning.lacounty.gov |
| Public Works | Hold | Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov |
| Fire | Hold | Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov |
| Parks & Recreation | Cleared | Clement Lau (213) 351-5120 clau@parks.lacounty.gov |
| Public Health | Hold | Vicente Banada (626) 430-5382 vbanada@ph.lacounty.gov |

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

TR53653

CUP200500088

OTP 200500039

HP 200600001

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

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

Tentative Map:

Clear Hold

1. Map title should state Amendment to Tentative Tract Map 53653.
2. It appears that lot 89 from the originally approved map was removed and the area incorporated into lots 87 and 88. However the area for lots 87 and 88 remains the same in the index map. Please provide the updated area for lots 87 and 88.
3. The index map on the amendment to the tentative map shows a decrease in area for the open space land and debris basin lots. Please correct the discrepancy.
4. Condition of Approval No. 25 and No. 26 for Vesting Tentative Tract Map 53653 states an easement for off-site properties 2826-022-022, 2826-022-023, and 2826-022-024 shall be granted by the applicant. The amendment to the map shall depict the location of the easement. Please show the required easement on both the tentative map and Exhibit A. Lot 2826-022-024 appears to have been sold to a public entity. An easement to that lot is no longer required.

Exhibit "A":

Clear Hold

1. Ensure the lot list on all tables, general notes, and exhibits accurately list the newly numbered lots. The old lot numbers are still shown in many places.

Administrative/Other:

Clear Hold

1. Ownership information for the properties shows Western Pacific Housing-Lyonns Canyon Partners LLC as the owners. The application and required documents must be signed by the owner of the property.
2. A release letter for the map number from the previous engineer is needed.
3. Maps should have a signed engineers stamp.

RESUBMITTAL INSTRUCTIONS

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

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

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

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

1. An approved hydrology report is required. Please see attached Hydrology review sheet (Comment 1). The hydrology report shall be submitted directly to Public Works.
2. An approved engineering geotechnical report is required. Please see attached Geologic review sheet for comments. Please note that the geotechnical report dated 03/20/2015 is currently under review.
3. A revised tentative map is required to show the following additional items:
 - a. Provide the signature of the civil engineer on the electronic copy.
 - b. Please see attached Hydrology review sheet (Comment 2) for requirements.
 - c. Please see attached Grading review sheet (Comment 1) and checked prints for comments and requirements.
 - d. Please see attached Road review sheet (Comment 1) and checked prints for requirements.
6. A revised exhibit "A" is required to show the following additional items:
 - a. Provide the signature of the civil engineer on the electronic copy.
 - b. Please see attached Hydrology review sheet (Comment 2) for requirements.
 - c. Please see attached Grading review sheet (Comment 1) and checked prints for comments and requirements.
 - d. Please see attached Road review sheet (Comment 1) and checked print for requirements.



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

TRACT MAP NO.: 53653

AMENDED TENTATIVE MAP DATED: 06/01/2016
EXHIBIT MAP DATED: 06/01/2016

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

1. Prior to tentative map approval for drainage, submit a revised hydrology report to match the storm drain plans that have been submitted for review.
2. The tentative map must be consistent with the revised hydrology and the submitted storm drain plans.

Reviewed by: 
Andrew Ross

Date: 06/29/2016

Phone: (626) 458-4921

PCA LX001129/A868
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Tract Map 53653 Tentative Map Dated 6/1/16 (Amend./Exh.) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) _____ xxx yd³ Location Newhall APN _____
Geologist Gold Coast Geoservices, Inc. Subdivider DR Horton
Soils Engineer Gold Coast Geoservices, Inc. Engineer/Arch. Civil Design & Drafting, Inc.

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 3/20/15
References: Pacific Soils Engineering, 4/11/06, 3/10/04

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

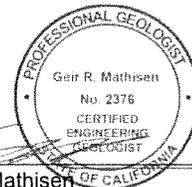
A geotechnical report by Gold Coast Geoservices, Inc. dated 3/20/15 is currently being reviewed for the proposed subdivision.

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

Prepared by



Jeremy Wan
Soils Section



Geir Mathisen
Geology Section

Date 6/23/16

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

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.
53653, Newhall, TM_8 NA

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT MAP NO. 53653 (Amend.)

Page 1/1

AMENDMENT MAP DATED 06-01-2016
EXHIBIT MAP DATED 06-01-2016

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

1. A revised amended map and exhibit maps is required and our comments can be found at the following ftp link:
<ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/TTR%2053653amend/>

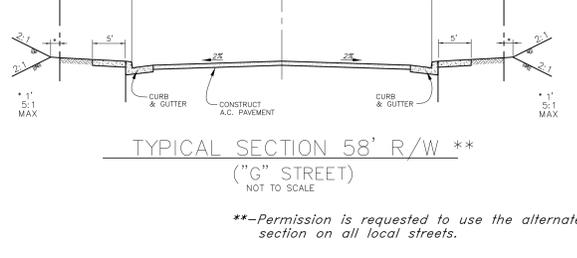
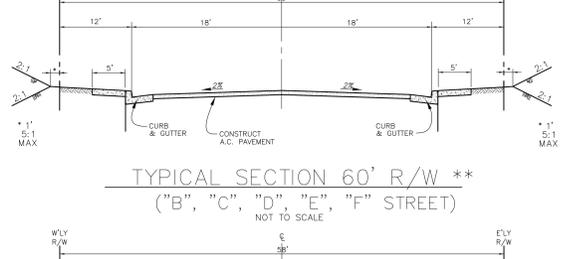
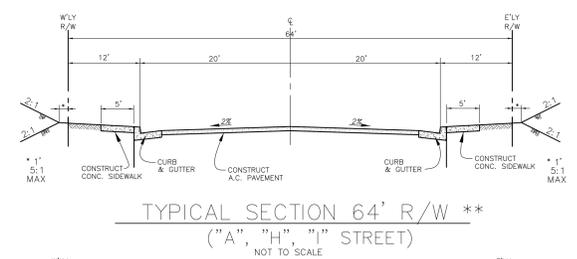
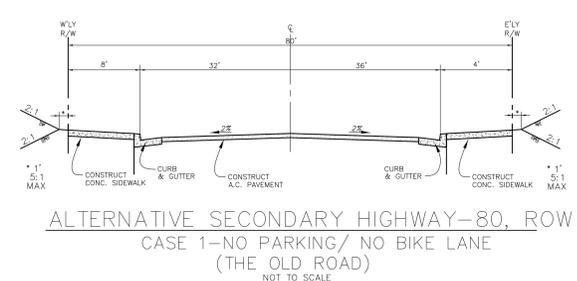
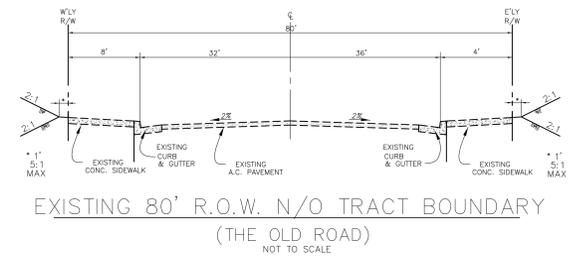
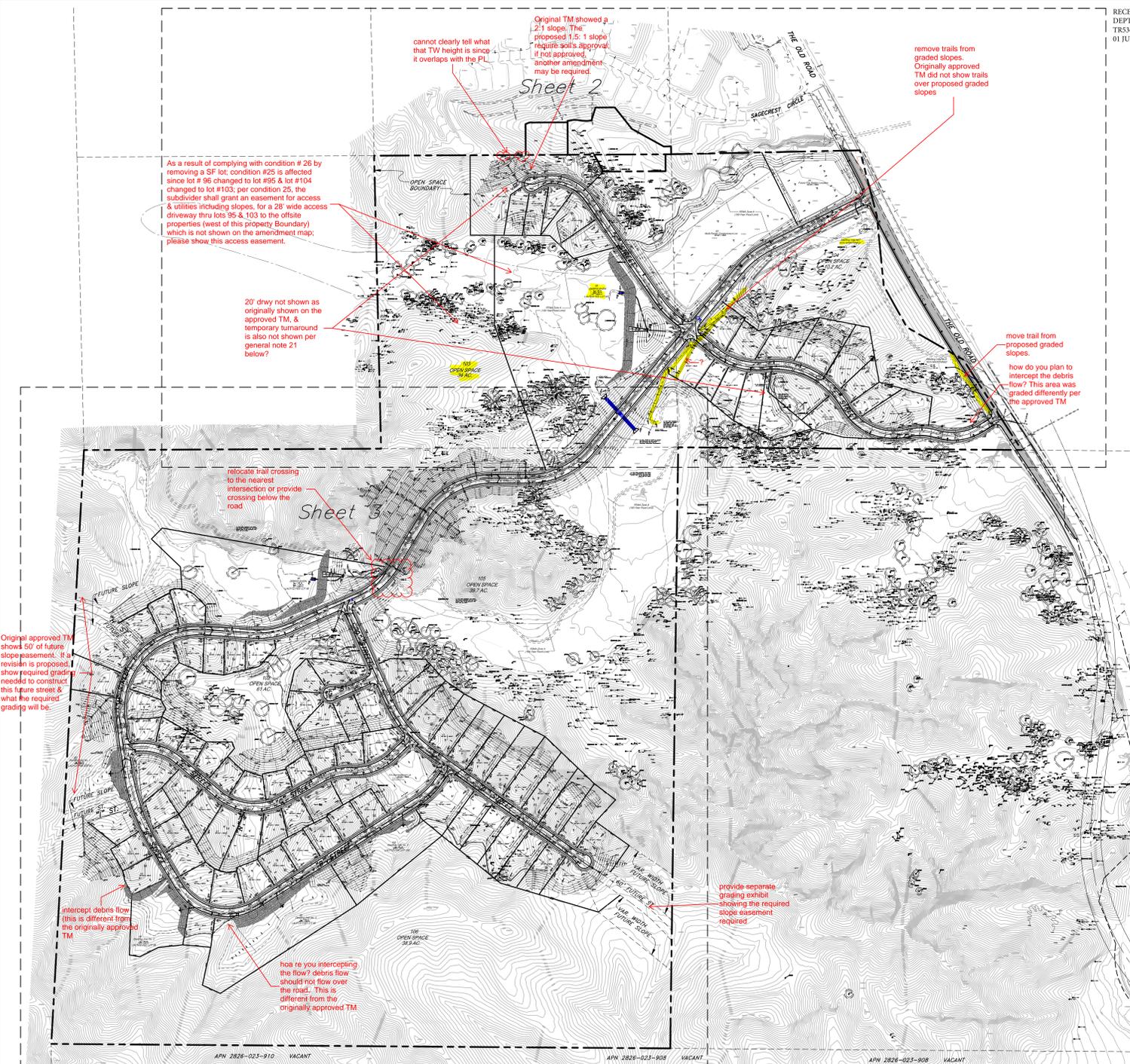


Name Patricia Constanza Date 6/27/16 Phone (626) 458-4921

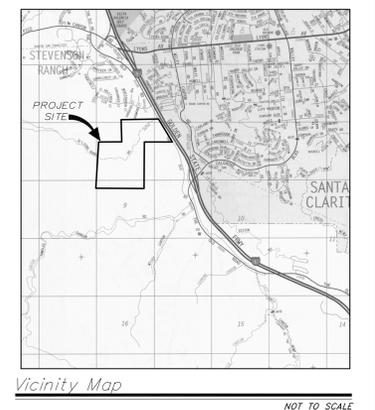
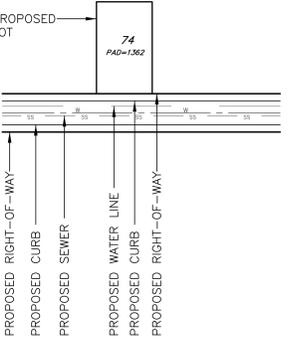
\\pw01\pwpublic\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 53653\GP 53653\2016-06-01 TTR 053653
SUBMITTAL\tr53653g amend Denial.doc

MAJOR LAND DIVISION
 VESTING TENTATIVE TRACT NUMBER 53653
 LOCATED IN THE UNINCORPORATED TERRITORY OF
 THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
 DEPT OF REGIONAL PLANNING
 TRM563 AMENDMENT 1
 01 JUNE 2016



LEGEND



INDEX MAP

Lot Schedule (Single Family Dwelling)**

| Lot No. | Lot Area (S.F.) |
|---------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 1 | 18,409 | 18,409 | 18,409 | 18,409 | 18,409 |
| 2 | 14,557 | 14,557 | 14,557 | 14,557 | 14,557 |
| 3 | 14,711 | 14,711 | 14,711 | 14,711 | 14,711 |
| 4 | 36,071 | 36,071 | 36,071 | 36,071 | 36,071 |
| 5 | 27,417 | 27,417 | 27,417 | 27,417 | 27,417 |
| 6 | 13,593 | 13,593 | 13,593 | 13,593 | 13,593 |
| 7 | 13,744 | 13,744 | 13,744 | 13,744 | 13,744 |
| 8 | 14,376 | 14,376 | 14,376 | 14,376 | 14,376 |
| 9 | 12,880 | 12,880 | 12,880 | 12,880 | 12,880 |
| 10 | 13,892 | 13,892 | 13,892 | 13,892 | 13,892 |
| 11 | 12,853 | 12,853 | 12,853 | 12,853 | 12,853 |
| 12 | 12,060 | 12,060 | 12,060 | 12,060 | 12,060 |
| 13 | 12,798 | 12,798 | 12,798 | 12,798 | 12,798 |
| 14 | 17,847 | 17,847 | 17,847 | 17,847 | 17,847 |
| 15 | 9,354 | 9,354 | 9,354 | 9,354 | 9,354 |
| 16 | 17,806 | 17,806 | 17,806 | 17,806 | 17,806 |
| 17 | 14,885 | 14,885 | 14,885 | 14,885 | 14,885 |
| 18 | 13,888 | 13,888 | 13,888 | 13,888 | 13,888 |
| 19 | 12,150 | 12,150 | 12,150 | 12,150 | 12,150 |
| 20 | 11,046 | 11,046 | 11,046 | 11,046 | 11,046 |
| 21 | 12,368 | 12,368 | 12,368 | 12,368 | 12,368 |
| 22 | 13,428 | 13,428 | 13,428 | 13,428 | 13,428 |
| 23 | 16,018 | 16,018 | 16,018 | 16,018 | 16,018 |
| 24 | 20,652 | 20,652 | 20,652 | 20,652 | 20,652 |
| 25 | 18,506 | 18,506 | 18,506 | 18,506 | 18,506 |
| 26 | 20,827 | 20,827 | 20,827 | 20,827 | 20,827 |
| 27 | 18,166 | 18,166 | 18,166 | 18,166 | 18,166 |
| 28 | 14,330 | 14,330 | 14,330 | 14,330 | 14,330 |
| 29 | 20,136 | 20,136 | 20,136 | 20,136 | 20,136 |
| 30 | 18,230 | 18,230 | 18,230 | 18,230 | 18,230 |
| 31 | 24,019 | 24,019 | 24,019 | 24,019 | 24,019 |
| 32 | 30,497 | 30,497 | 30,497 | 30,497 | 30,497 |
| 33 | 26,681 | 26,681 | 26,681 | 26,681 | 26,681 |
| 34 | 26,911 | 26,911 | 26,911 | 26,911 | 26,911 |
| 35 | 26,831 | 26,831 | 26,831 | 26,831 | 26,831 |
| 36 | 20,275 | 20,275 | 20,275 | 20,275 | 20,275 |
| 37 | 26,972 | 26,972 | 26,972 | 26,972 | 26,972 |
| 38 | 27,042 | 27,042 | 27,042 | 27,042 | 27,042 |
| 39 | 27,113 | 27,113 | 27,113 | 27,113 | 27,113 |
| 40 | 30,972 | 30,972 | 30,972 | 30,972 | 30,972 |
| 41 | 14,009 | 14,009 | 14,009 | 14,009 | 14,009 |
| 42 | 31,765 | 31,765 | 31,765 | 31,765 | 31,765 |
| 43 | 25,445 | 25,445 | 25,445 | 25,445 | 25,445 |
| 44 | 24,811 | 24,811 | 24,811 | 24,811 | 24,811 |
| 45 | 24,066 | 24,066 | 24,066 | 24,066 | 24,066 |
| 46 | 14,809 | 14,809 | 14,809 | 14,809 | 14,809 |
| 47 | 23,355 | 23,355 | 23,355 | 23,355 | 23,355 |
| 48 | 27,652 | 27,652 | 27,652 | 27,652 | 27,652 |
| 49 | 14,505 | 14,505 | 14,505 | 14,505 | 14,505 |
| 50 | 16,234 | 16,234 | 16,234 | 16,234 | 16,234 |
| 51 | 24,989 | 24,989 | 24,989 | 24,989 | 24,989 |
| 52 | 12,462 | 12,462 | 12,462 | 12,462 | 12,462 |
| 53 | 16,926 | 16,926 | 16,926 | 16,926 | 16,926 |
| 54 | 18,293 | 18,293 | 18,293 | 18,293 | 18,293 |

General Notes:

- AREA 234.8 AC. GROSS
- EXISTING COUNTY OF LOS ANGELES ZONING A-2-2/C-3
- PROPOSED COUNTY OF LOS ANGELES ZONING A-2-2/C-3
- EXISTING SITE USE VACANT, WARNER RANCH STUDIO
- DEVELOPMENT TYPE SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
- TOTAL NUMBER OF UNITS 106
- TOTAL NUMBER OF UNITS 185
- MINIMUM RESIDENTIAL LOT SIZE 8000 S.F.
- DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
- STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5% MAX. 10%.
- TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
- ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
- ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
- RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT.
- EXISTING LOS ANGELES COUNTY GENERAL PLAN NON-URBAN HILLSIDE/SEA
- EXISTING LA COUNTY SANTA CLARITA VALLEY AREAWIDE LOCAL PLAN HQ, HM/S
- THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE.
- MINOR ALLEYS ARE TO BE REMOVED.
- PARK SITE LOT 102 TO BE PERMANENTLY MAINTAINED BY HOME OWNERS ASSOCIATION.
- OPEN SPACE LOTS #103, 104, 105, 106 AND 107 TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER RECORDING OF THIS PLAN.
- ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND TO ENSURE SEDIMENT CLEANSING.
- LOTS 76 AND 77 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20'. AN APPROVED TRAIL DEPARTMENT TURNAROUND IS REQUIRED.
- NUMBER AND TYPE OF LOTS PROPOSED:
 - 92 SINGLE FAMILY LOTS
 - 1 MULTI-FAMILY LOT (93 CONDO UNITS)
 - 1 FIRE STATION LOT
 - 1 RECREATION LOT
 - 5 OPEN SPACE LOTS
 - 6 BASIN LOTS
 - 106 TOTAL
- TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
- A LANDSCAPE MAINTENANCE DISTRICT OF H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
- PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL PERMIT TO SECTION 60599.20 OF THE STATE GOVERNMENT CODE (IF ANY).
- TOTAL CURB: 2,020,350 C.Y. TOTAL FILL: 2,000,350 C.Y.
- THE DEDICATION AND CONSTRUCTION RIGHTS OVER LOTS 103, 104, 105, 106 AND 107 WITH A MINIMUM OF 15 FEET OF ACCESS TO EACH LOT SHALL BE MAINTAINED.
- WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12 FOOT WIDE EASEMENT AND TRAIL FOR RIDING AND HIKING PURPOSES FOR THE GAVIN CANYON TRAIL.

Utilities and Services

| | |
|-----------|--|
| WATER | VALENCIA WATER COMPANY / NEWHALL WATER |
| SEWER | LOS ANGELES SANITATION DISTRICT |
| GAS | SOUTHERN CALIFORNIA GAS COMPANY |
| ELECTRIC | SOUTHERN CALIFORNIA Edison COMPANY |
| TELEPHONE | PACIFIC BELL |
| CABLE | TV STEVENSON RANCH CABLEVISION |
| SCHOOL | NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT |

Legal Description

PARCEL 1: THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2: LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

PARCEL 5: THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

Legal Description - 92

RIGHT-OF-WAY-CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|-------|-----------|---------|---------|---------|
| C01 | 2419.33° | 400.00' | 169.83' | 86.21' |
| C02 | 5027.11° | 350.00' | 308.20' | 164.90' |
| C03 | 5849.43° | 350.00' | 350.36' | 197.33' |
| C04 | 3440.31° | 350.00' | 211.82' | 109.27' |
| C05 | 2801.44° | 350.00' | 171.22' | 87.36' |
| C06 | 10138.42° | 350.00' | 620.91' | 429.49' |
| C07 | 4930.28° | 350.00' | 302.43' | 161.38' |
| C08 | 5208.15° | 350.00' | 318.49' | 171.23' |
| C09 | 2321.34° | 925.00' | 377.12' | 191.22' |
| C10 | 0858.47° | 925.00' | 144.97' | 72.63' |
| C11 | 1423.47° | 925.00' | 232.15' | 116.66' |
| C12 | 9132.18° | 250.00' | 399.41' | 256.80' |
| C13 | 2150.28° | 300.00' | 114.36' | 57.88' |
| C14 | 3021.19° | 550.00' | 291.39' | 148.20' |
| C15 | 19335.5° | 550.00' | 187.81' | 94.83' |
| C16 | 1047.26° | 550.00' | 103.58' | 51.95' |
| C17 | 4819.13° | 250.00' | 210.84' | 112.15' |
| C18 | 8929.10° | 250.00' | 303.19' | 173.59' |
| C19 | 3705.40° | 250.00' | 135.69' | 69.46' |
| C20 | 4952.46° | 250.00' | 200.19' | 105.81' |
| C21 | 8135.30° | 200.00' | 284.81' | 172.61' |
| C22 | 1538.43° | 400.00' | 111.55' | 56.14' |
| C23 | 4830.56° | 300.00' | 243.56' | 128.94' |
| C24 | 6754.29° | 350.00' | 414.83' | 235.67' |
| C25 | 7419.22° | 250.00' | 324.29' | 189.49' |
| C26 | 2942.52° | 250.00' | 129.65' | 66.52' |
| C27 | 4918.02° | 250.00' | 214.39' | 114.28' |
| C28 | 2727.42° | 350.00' | 167.75' | 85.52' |

RIGHT-OF-WAY-BEARING DATA:

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 25°58'38" W | 123.45' |
| L2 | N 25°58'38" W | 26.05' |
| L3 | N 83°02'21" E | 510.32' |
| L4 | N 39°32'49" E | 1034.70' |
| L5 | N 39°32'49" E | 346.55' |
| L6 | N 39°32'49" E | 688.15' |
| L7 | N 90°00'00" E | 165.07' |
| L8 | N 31°10'17" E | 254.01' |
| L9 | N 65°03'48" E | 326.18' |
| L10 | N 65°03'48" E | 67.75' |
| L11 | N 65°03'48" E | 258.43' |
| L12 | N 86°07'28" W | 215.99' |
| L13 | N 07°46'11" W | 214.42' |
| L14 | N 07°46'11" W | 129.12' |
| L15 | N 07°46'11" W | 85.20' |
| L16 | N 72°19'59" E | 327.95' |
| L17 | N 31°07'44" W | 195.75' |
| L18 | N 57°19'57" E | 844.46' |
| L19 | N 52°02'28" E | 85.20' |
| L20 | N 24°09'12" W | 478.35' |
| L21 | N 24°09'12" W | 355.52' |
| L22 | N 24°09'12" W | 122.83' |
| L23 | N 65°03'48" E | 241.89' |
| L24 | N 54°30'32" W | 834.67' |
| L25 | N 54°30'32" W | 104.94' |
| L26 | N 54°30'32" W | 824.99' |
| L27 | N 82°13'40" E | 43.00' |
| L28 | N 49°25'58" W | 226.02' |
| L29 | N 61°03'52" E | 202.43' |
| L30 | N 48°16'55" E | 120.82' |
| L31 | N 42°28'04" W | 541.98' |
| L32 | N 50°27'11" W | 224.42' |
| L33 | N 50°27'11" W | 81.30' |
| L34 | N 50°27'11" W | 143.11' |
| L35 | N 57°11'49" E | 101.17' |

BASIS OF BEARINGS

THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN ENTERS IN SUPERIOR CORNER LOS ANGELES COUNTY CASE NO. 88004. A CERTIFIED COPY THEREOF BEING RECORDED ON MAY 13, 1966 AS INSTRUMENT NO. 3063, IN BOOK 03364 PAGE 451 OFFICIAL RECORDS.

BENCH MARK

NEWHALL (1995)

LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (S) FRYRY 180 FT WLY OF W SIDE FRYRY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)

ELEV. = 1339.869 (FEET) B.M. NO. L 5370

Design Drafting inc.

885 Patriot Drive, Unit C
 Moorpark, California 93021
 Phone: 805-522-2622
 Fax: 805-426-8016
 email: CDD@civildesignanddrafting.com

PLAN REVISION DESCRIPTIONS

Western Pacific Housing

LOS ANGELES / HORTON COUNTY DIVISION
 A B R. HORTON COMPANY

2100 VICTORY BLVD., SUITE 700
 WOODLAND HILLS, CALIFORNIA 91367
 TEL: 818-351-8700
 FAX: 818-351-9709

PREPARED BY OR UNDER THE DIRECTION OF:

Imad Aboujoudah P.E. 51299

DATE:

VESTING TENTATIVE TRACT MAP 53653 for Lyons Canyon Ranch DR Horton

DESCRIPTION: C.D.D. BY
 DESIGNED: C.D.D. BY
 DRAWN: C.D.D. BY
 CHECKED: I.S.A. BY
 SUPERVISED: I.S.A. BY
 PROJ. ENGINEER: I.S.A. BY
 DRAWING SCALE: 1"=200'
 DWG. JOB NUMBER: 070108

SHEET NO. 1

OF 3 SHEETS

NOT TO SCALE
 Source: TB Gulra P. 4640
 TENTATIVE TRACT NO. 53653

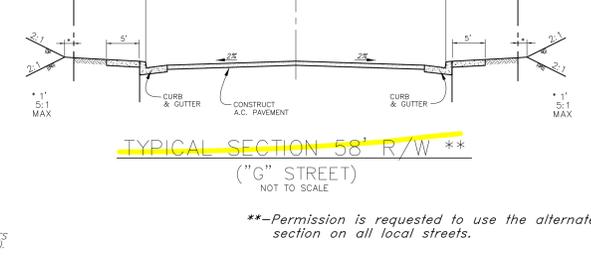
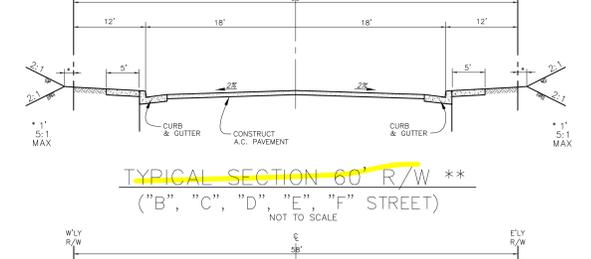
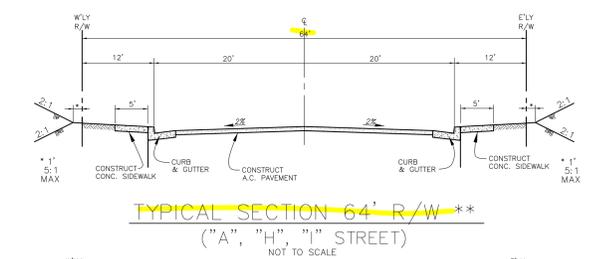
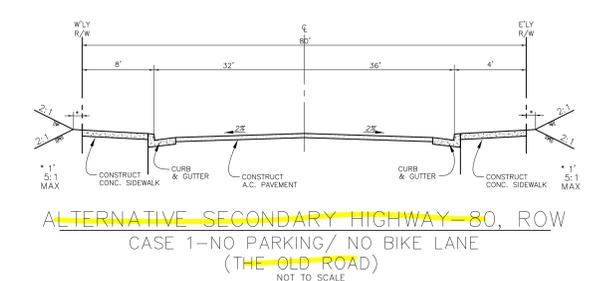
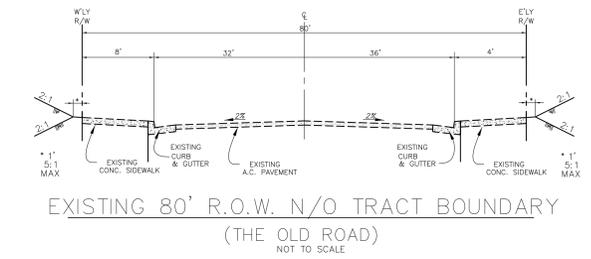
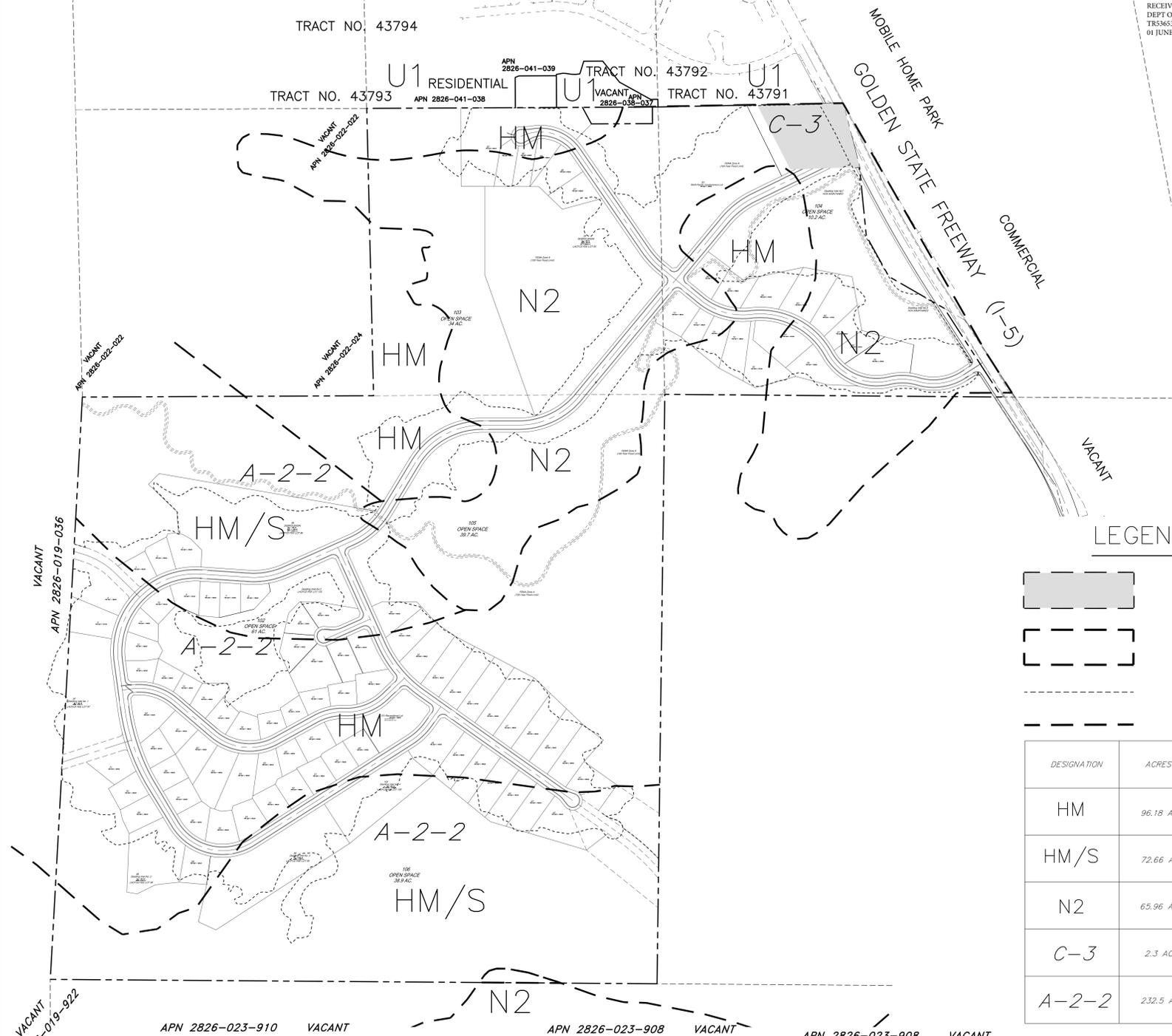
09/29/20 04 / 13 / 2016

GRADING

RECEIVED
DEPT OF REGIONAL PLANNING
TR33653 EXHIBIT 1
01 JUNE 2016

Exhibit "A"
LAND USE MAP

VESTING TENTATIVE TRACT NUMBER 53653
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND

- C-3
- A-2-2
- Grading Limits
- Land Use Designations

| DESIGNATION | ACRES | COUNTY OF LOS ANGELES GENERAL PLAN LAND USE DESIGNATION |
|-------------|-----------|--|
| HM | 96.18 AC. | HILLSIDE MANAGEMENT |
| HM/S | 72.66 AC. | HILLSIDE MANAGEMENT/SEA (AREA ELIGIBLE FOR 1/4 MILE U1 PROXIMITY DENSITY BONUS) |
| N2 | 65.96 AC. | NON-URBAN 2 ZONE |
| C-3 | 2.3 AC. | COMMERCIAL |
| A-2-2 | 232.5 AC. | AGRICULTURAL |

General Notes:

- AREA 234.8 AC. GROSS
- EXISTING COUNTY OF LOS ANGELES ZONING A-2-2/C-3
- PROPOSED COUNTY OF LOS ANGELES ZONING A-2-2/C-3
- EXISTING SITE USE VACANT, WARNER RANCH STUDIO RECREATION LOT
- TOTAL NUMBER OF LOTS 106
- TOTAL NUMBER OF UNITS 185
- MINIMUM RESIDENTIAL LOT SIZE 8000 S.F.
- DEVELOPMENT IS LOCATED IN FIRE ZONE 4
- STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5% MAX. 10%
- TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
- ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
- ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
- RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT.
- EXISTING LOS ANGELES COUNTY GENERAL PLAN NON-URBAN HILLSIDE/SEA
- EXISTING LA COUNTY SANTA CLARITA VALLEY AGRICULTURE LOOK PLAN N2, HM, HM/S
- THERE ARE ONE TREE EXISTING WITHIN PROJECT BOUNDARY.
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACREAGE.
- PAVING SHALL BE PRIMARILY MAINTAINED BY HOME OWNERS ASSOCIATION
- OPEN SPACE LOTS, LOTS 103, 104, 105, 106 AND 107, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER RECORDATION OF FINAL MAP.
- ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND
- TO ENHANCE TREE CLEARING
- LOTS 76 AND 81 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 30' AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.

- NUMBER AND TYPE OF LOTS PROPOSED:
 - 92 SINGLE FAMILY LOTS
 - 1 MULTI-FAMILY LOT (93 CONDO UNITS)
 - 1 FIRE STATION LOT
 - 1 RECREATION LOT
 - 5 OPEN SPACE LOTS
 - 6 BASIN LOTS
 - TOT TOTAL
- TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
- LANDSCAPE MAINTENANCE DISTRICT OF H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
- PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PURSUANT TO SECTION 66599.20 OF THE STATE GOVERNMENT CODE (IF ANY).
- TOTAL CURB 2,000.350' C/W, TOTAL FILL 2,000.350' C/W
- THE REDUCTION OF CONSTRUCTION RIGHTS OVER LOTS 103, 104, 105, 106 AND 107 WITH A MINIMUM OF 12 FEET OF ACCESS TO EACH LOT SHALL BE GRANTED.
- WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12 FOOT WIDE EASEMENT AND TRAIL FOR HUNTING AND FISHING PURPOSES FOR THE GAMM-DANION TRAIL.

- Utilities and Services
- WATER VALENCIA WATER COMPANY / NEWHALL WATER SEWER LOS ANGELES SANITATION DISTRICT
 - GAS SOUTHERN CALIFORNIA GAS COMPANY
 - ELECTRIC SOUTHERN CALIFORNIA EDISON COMPANY
 - TELEPHONE PACIFIC BELL
 - CABLE TV STEVENSON RANCH CABLEVISION
 - SCHOOL NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

BASIS OF BEARINGS

THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. B-5390.

BENCH MARK

NEWHALL (1995)

LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (S) FRMRY 180 FT WLY OF W SIDE FRMRY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)

ELEV. = 1,338.889 (FEET) B.M. NO. L 5370

Lot Schedule (Single Family Dwelling) **

| Lot No. | Lot Area (S.F.) | Prop Area (S.F.) | Lot No. | Lot Area (S.F.) | Prop Area (S.F.) |
|---------|-----------------|------------------|---------|-----------------|------------------|
| 1 | 18,409 | 12,400 | 56 | 18,846 | 15,385 |
| 2 | 14,857 | 12,400 | 57 | 15,342 | 15,352 |
| 3 | 14,711 | 11,906 | 58 | 15,638 | 15,132 |
| 4 | 38,071 | 15,950 | 59 | 15,936 | 14,659 |
| 5 | 27,417 | 19,342 | 60 | 15,597 | 14,573 |
| 6 | 13,993 | 12,306 | 61 | 25,796 | 21,135 |
| 7 | 13,744 | 12,398 | 62 | 17,515 | 11,381 |
| 8 | 14,378 | 12,841 | 63 | 22,947 | 14,644 |
| 9 | 12,880 | 9,455 | 64 | 31,068 | 19,836 |
| 10 | 13,992 | 10,887 | 65 | 29,832 | 20,824 |
| 11 | 12,843 | 8,668 | 66 | 17,338 | 13,512 |
| 12 | 12,060 | 10,535 | 67 | 14,207 | 9,443 |
| 13 | 12,798 | 11,233 | 68 | 18,581 | 15,402 |
| 14 | 17,447 | 11,624 | 69 | 17,624 | 11,495 |
| 15 | 9,354 | 8,894 | 70 | 17,237 | 11,495 |
| 16 | 17,806 | 14,465 | 71 | 19,394 | 15,813 |
| 17 | 14,885 | 2,245 | 72 | 19,306 | 15,115 |
| 18 | 13,888 | 12,028 | 73 | 23,686 | 17,280 |
| 19 | 12,150 | 9,887 | 74 | 19,394 | 15,081 |
| 20 | 11,046 | 9,255 | 75 | 16,948 | 9,895 |
| 21 | 12,568 | 11,645 | 76 | 21,343 | 14,813 |
| 22 | 13,428 | 11,425 | 77 | 26,665 | 18,644 |
| 23 | 16,018 | 14,398 | 78 | 33,544 | 18,330 |
| 24 | 20,652 | 11,451 | 79 | 29,094 | 16,860 |
| 25 | 18,506 | 13,044 | 80 | 25,132 | 21,432 |
| 26 | 20,827 | 16,880 | 81 | 13,917 | 15,897 |
| 27 | 18,166 | 14,414 | 82 | 14,128 | 10,978 |
| 28 | 14,330 | 11,039 | 83 | 36,444 | 18,039 |
| 29 | 20,136 | 11,611 | 84 | 16,612 | 7,099 |
| 30 | 18,230 | 14,400 | 85 | 31,536 | 17,407 |
| 31 | 24,051 | 14,059 | 86 | 21,536 | 14,102 |
| 32 | 30,497 | 26,025 | 87 | 24,993 | 12,430 |
| 33 | 26,687 | 23,127 | 88 | 15,605 | 8,155 |
| 34 | 26,911 | 23,127 | 89 | 16,612 | 7,099 |
| 35 | 26,831 | 23,127 | 90 | 13,379 | 11,297 |
| 36 | 26,802 | 23,127 | 91 | 15,605 | 8,155 |
| 37 | 26,922 | 21,287 | 92 | 15,871 | 7,900 |
| 38 | 27,042 | 18,287 | 93 | 128,838 | 14,320 |
| 39 | 27,113 | 20,821 | 94 | 385,703 | 14,320 |
| 40 | 30,972 | 25,493 | 95 | 89,598 | 14,320 |
| 41 | 30,992 | 20,821 | 96 | 14,029 | 8,155 |
| 42 | 31,765 | 19,190 | 97 | 255,405 | 8,155 |
| 43 | 25,445 | 10,800 | 98 | 119,206 | 8,155 |
| 44 | 24,811 | 16,804 | 99 | 65,160 | 8,155 |
| 45 | 24,056 | 17,357 | 100 | 158,924 | 8,155 |
| 46 | 14,905 | 12,851 | 101 | 1,479,747 | 8,155 |
| 47 | 23,555 | 16,007 | 102 | 60,548 | 8,155 |
| 48 | 27,652 | 18,550 | 103 | 268,329 | 8,155 |
| 49 | 14,905 | 12,851 | 104 | 1,479,747 | 8,155 |
| 50 | 16,234 | 14,338 | 105 | 431,244 | 8,155 |
| 51 | 14,889 | 14,817 | 106 | 1,685,722 | 8,155 |
| 52 | 12,462 | 15,076 | 107 | 1,692,742 | 8,155 |
| 53 | 16,926 | 14,398 | 108 | 1,692,742 | 8,155 |
| 54 | 18,292 | 13,688 | 109 | 1,692,742 | 8,155 |

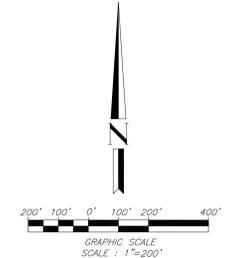
CENTER LINE-CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|-------|------------|---------|---------|---------|
| C1 | 24°19'33" | 400.00' | 169.83' | 86.21' |
| C2 | 50°27'11" | 350.00' | 308.20' | 164.90' |
| C3 | 58°49'43" | 350.00' | 350.36' | 197.33' |
| C4 | 34°40'31" | 350.00' | 211.82' | 109.27' |
| C5 | 28°01'44" | 350.00' | 171.22' | 87.36' |
| C6 | 101°38'42" | 350.00' | 620.91' | 429.49' |
| C7 | 49°30'28" | 350.00' | 302.43' | 161.38' |
| C8 | 52°08'15" | 350.00' | 318.49' | 171.23' |
| C9 | 23°21'34" | 925.00' | 377.12' | 191.22' |
| C10 | 08°58'47" | 925.00' | 144.97' | 72.63' |
| C11 | 14°22'47" | 925.00' | 232.15' | 116.89' |
| C12 | 91°32'18" | 250.00' | 399.41' | 256.80' |
| C13 | 21°50'29" | 300.00' | 114.36' | 57.88' |
| C14 | 30°21'19" | 550.00' | 291.39' | 148.20' |
| C15 | 19°33'53" | 350.00' | 187.81' | 94.83' |
| C16 | 10°47'26" | 550.00' | 103.58' | 51.95' |
| C17 | 48°19'13" | 250.00' | 210.84' | 112.15' |
| C18 | 89°29'10" | 250.00' | 303.19' | 173.39' |
| C19 | 31°05'49" | 250.00' | 135.69' | 69.96' |
| C20 | 45°52'46" | 250.00' | 200.19' | 105.81' |
| C21 | 81°35'30" | 200.00' | 284.81' | 172.61' |
| C22 | 15°38'43" | 400.00' | 111.55' | 56.14' |
| C23 | 46°30'56" | 300.00' | 243.56' | 128.94' |
| C24 | 67°54'29" | 350.00' | 414.83' | 235.67' |
| C25 | 74°19'22" | 250.00' | 324.29' | 189.49' |
| C26 | 29°42'52" | 250.00' | 129.65' | 66.32' |
| C27 | 49°08'02" | 250.00' | 214.39' | 114.28' |
| C28 | 27°27'42" | 350.00' | 167.75' | 85.52' |

RIGHT-OF-WAY-CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|-------|------------|--------|---------|---------|
| C29 | 89°50'59" | 13.00' | 20.39' | 12.97' |
| C30 | 89°58'27" | 13.00' | 20.41' | 12.98' |
| C31 | 90°00'00" | 13.00' | 20.42' | 13.00' |
| C32 | 83°27'30" | 13.00' | 18.94' | 11.59' |
| C33 | 86°27'53" | 13.00' | 19.62' | 12.22' |
| C34 | 88°13'00" | 13.00' | 20.02' | 12.60' |
| C35 | 89°36'32" | 13.00' | 20.33' | 12.91' |
| C36 | 90°33'13" | 13.00' | 20.55' | 13.13' |
| C37 | 85°50'30" | 13.00' | 19.48' | 12.09' |
| C38 | 208°18'01" | 44.00' | 156.96' | --- |
| C39 | 28°18'01" | 88.00' | 43.47' | 22.19' |
| C40 | 213°04'39" | 44.00' | 163.63' | --- |
| C41 | 16°32'19" | 88.00' | 25.40' | 12.79' |
| C42 | 34°48'18" | 88.00' | 53.46' | 27.58' |
| C43 | 09°50'44" | 88.00' | 15.12' | 7.59' |
| C44 | 209°39'10" | 44.00' | 161.00' | --- |

** LOT AREA NOTE:
LOT AREAS SHOWN EXCLUDE RIGHT-OF-WAY OF PRIVATE AND PUBLIC STREETS.



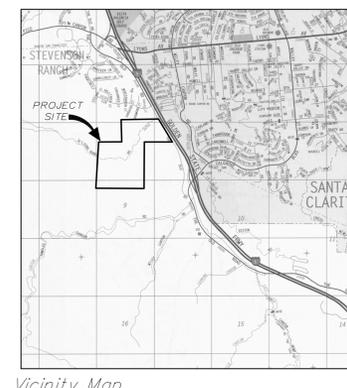
Design & Drafting inc.
885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
Fax: 805-426-8016
email: CDD@civildesignanddrafting.com

Western Pacific Housing
A B.R. HORTON COMPANY
2100 VICTORY BLVD., SUITE 700
WOODLAND HILLS, CALIFORNIA 91367
TEL: 818-351-8700
FAX: 818-351-9709

PREPARED BY OR UNDER THE DIRECTION OF:
Imad Aboujwadh P.E. 51299
DATE: _____

Imad Aboujwadh P.E. 51299

EXHIBIT "A"
Land Use Map
for
Lyons Canyon Ranch
Vesting Tentative Tract No. 53653



| DESCRIPTION: | BY |
|------------------|---------|
| DESIGNED: | C.D.D. |
| DRAWN: | C.D.D. |
| CHECKED: | I.S.A. |
| SUPERVISED: | I.S.A. |
| PROJ. ENGINEER: | I.S.A. |
| DRAWING SCALE: | 1"=200' |
| DWEI JOB NUMBER: | 070108 |

SHEET NO.

2
OF 6 SHEETS

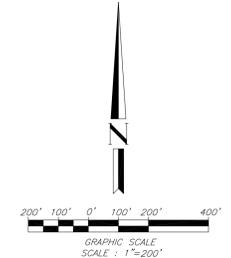
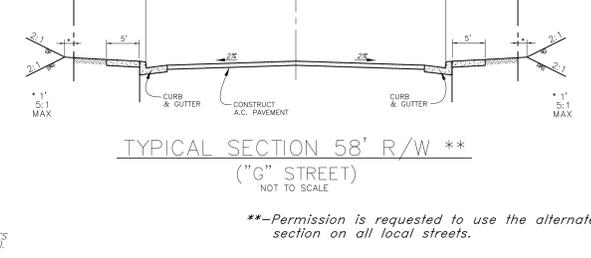
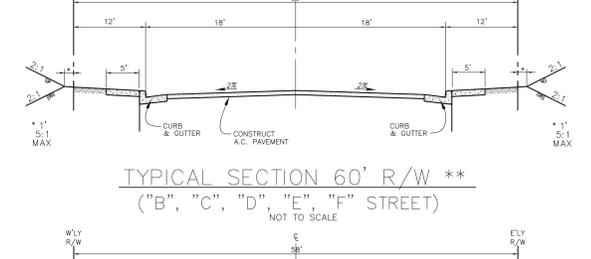
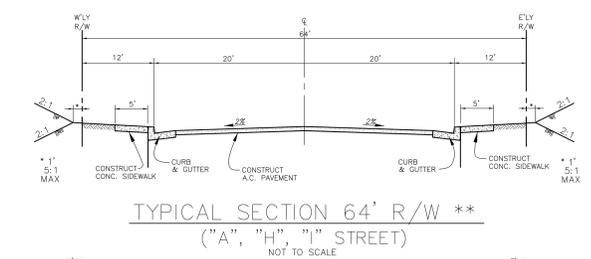
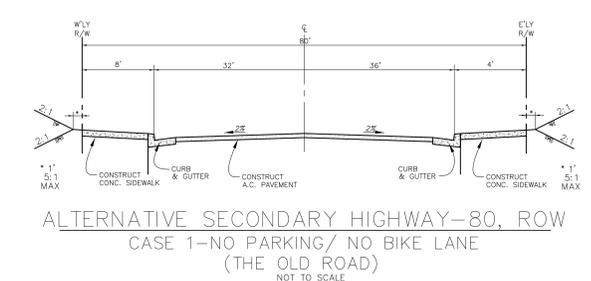
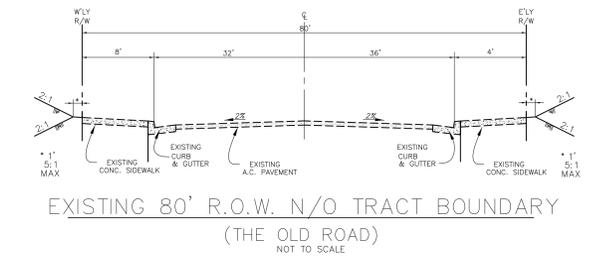
GRADING

NOT TO SCALE
Source: TB Gulda P. 4640
TENTATIVE TRACT NO. 53653

OPEN SPACE MAP

VESTING TENTATIVE TRACT NUMBER 53653
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

RECEIVED
DEPT OF REGIONAL PLANNING
TR53653 EXHIBIT 2
01 JUNE 2016



LEGEND

- HM COUNTY OF LOS ANGELES GENERAL PLAN LAND USE DESIGNATION
NATURAL OPEN SPACE
DISTURBED OPEN SPACE
PROJECT BOUNDARY

BREAKDOWN OF DISTURBED OPEN SPACE

Table with columns: Lot No., Lot Name, Total Lot Area (S.F.), Total Natural Open Space (S.F.), Disturbed Open Space (S.F.), Landscaped Slopes (S.F.).

OPEN SPACE SUMMARY

Total Project Area = 234.8 Acres
Total Natural Open Space = 123.63 Acres = 52.7%
Total Disturbed Open Space = 43.95 Acres = 18.7%
Total Project Open Space = 167.6 Ac. = 71.4%



Lot Schedule (Single Family Dwelling)

Table with columns: Lot No., Lot Area (S.F.), Rod Area (S.F.), Lot No., Lot Area (S.F.), Rod Area (S.F.).

CENTER LINE~CURVE DATA:

Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT.

CENTER LINE~BEARING DATA:

Table with columns: LINE, BEARING, DISTANCE.

RIGHT-OF-WAY~CURVE DATA:

Table with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT.

General Notes:

- 1. AREA 234.8 AC. GROSS
2. EXISTING COUNTY OF LOS ANGELES ZONING A-2-2/C-3
3. PROPOSED COUNTY OF LOS ANGELES ZONING A-2-2/C-3
4. EXISTING SITE USE VACANT, WARNER RANCH STUDIO
5. DEVELOPMENT TYPE SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
6. TOTAL NUMBER OF LOTS 106
7. TOTAL NUMBER OF UNITS 185
8. MINIMUM RESIDENTIAL LOT SIZE 8000 S.F.
9. DEVELOPMENT IS LOCATED IN FIRE ZONE 4
10. STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5% MAX. 10%
11. TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
12. ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
13. ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
14. RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT.
15. EXISTING LOS ANGELES COUNTY GENERAL PLAN NON-URBAN HILLSIDE/SEA
16. EXISTING LA COUNTY SANTA CLARITA VALLEY AREWIDE LOCAL PLAN N2, HM, HM/S
17. THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
18. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACRES.
19. PARK SITE, LOT 102, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION.
20. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA OF FINAL MAP.
21. OPEN SPACE LOTS, LOTS 103, 104, 105, 106 AND 107, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER REGISTRATION OF FINAL MAP.
22. ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND TO ENSURE SELF-CLEANING.
23. TOTAL CUT: 2,090,350 C.Y.; TOTAL FILL: 2,090,350 C.Y.
24. THE DEDICATION OF CONSTRUCTION RIGHTS OVER LOTS 103, 104, 105, 106 AND 107 WITH A MINIMUM OF 15 FEET OF ACCESS TO EACH LOT SHALL BE GRANTED.
25. PERMSSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL PERMITS TO SECTION 65599.20 * OF THE STATE GOVERNMENT CODE (IF ANY).
26. TOTAL CUT: 2,090,350 C.Y.; TOTAL FILL: 2,090,350 C.Y.
27. WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12 FOOT WIDE EASEMENT AND TRAIL FOR RIDING AND HIKING PURPOSES FOR THE GAVIN CANYON TRAIL.
28. UTILITIES AND SERVICES
29. LOT 76 AND 93 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20'. AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.

Legal Description

PARCEL 1: THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.
PARCEL 2: LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPT THEREFOR THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LINE DESIGNATED AS PARCEL 1A, IN THE FINAL ORDER OF COMBINATION ENTERED BY SUPERIOR COURT OF LOS ANGELES COUNTY, CASE NO. 88004, A CERTIFIED COPY THEREOF RECORDED ON MAY 13, 1966 AS INSTRUMENT NO. 3063, IN BOOK 53364 PAGE 451 OFFICIAL RECORDS.
ALSO EXCEPT THEREFOR THAT PORTION OF SAID LAND INCLUDED WITHIN PARCEL 1A, AS COVERED IN DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 22, 1959 AS INSTRUMENT NO. 3006, IN BOOK 30586 PAGE 28 OFFICIAL RECORDS.
PARCEL 3: THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPT THEREFOR THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.
PARCEL 4: THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

Utilities and Services

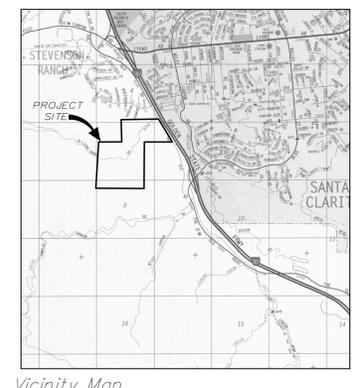
- WATER VALENCIA WATER COMPANY / NEWHALL WATER
SEWER LOS ANGELES SANITATION DISTRICT
GAS SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE PACIFIC BELL
CABLE TV STEVENSON RANCH CABLEVISION
SCHOOL NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

BASIS OF BEARINGS

THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. 8-5390.

BENCH MARK

NEWHALL (1995)
LA CO EM TAG IN SLY CB ON-RAMP TO S BOUND (S) FRAY 180 FT WLY OF W SIDE FRAY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)
ELEV. = 1339.889 (FEET) B.M. NO. L 5370



Design & Drafting inc. 885 Patriot Drive, Unit C Moorpark, California 93021

Western Pacific Housing 2100 VICTORY BLVD., SUITE 700 WOODLAND HILLS, CALIFORNIA 91367

Professional Engineer Seal for Imad Aboujwadh, State of California, No. 51299, Exp. 6-30-16

Imad Aboujwadh P.E. 51299

EXHIBIT "A" Open Space Map for Lyons Canyon Ranch Vesting Tentative Tract Map No. 53653

Table with columns: DESCRIPTION, BY. Includes fields for Design, Draw, Check, Supervise, Proj. Engineer, Drawing Scale, DWG Job Number.

SHEET NO. 3

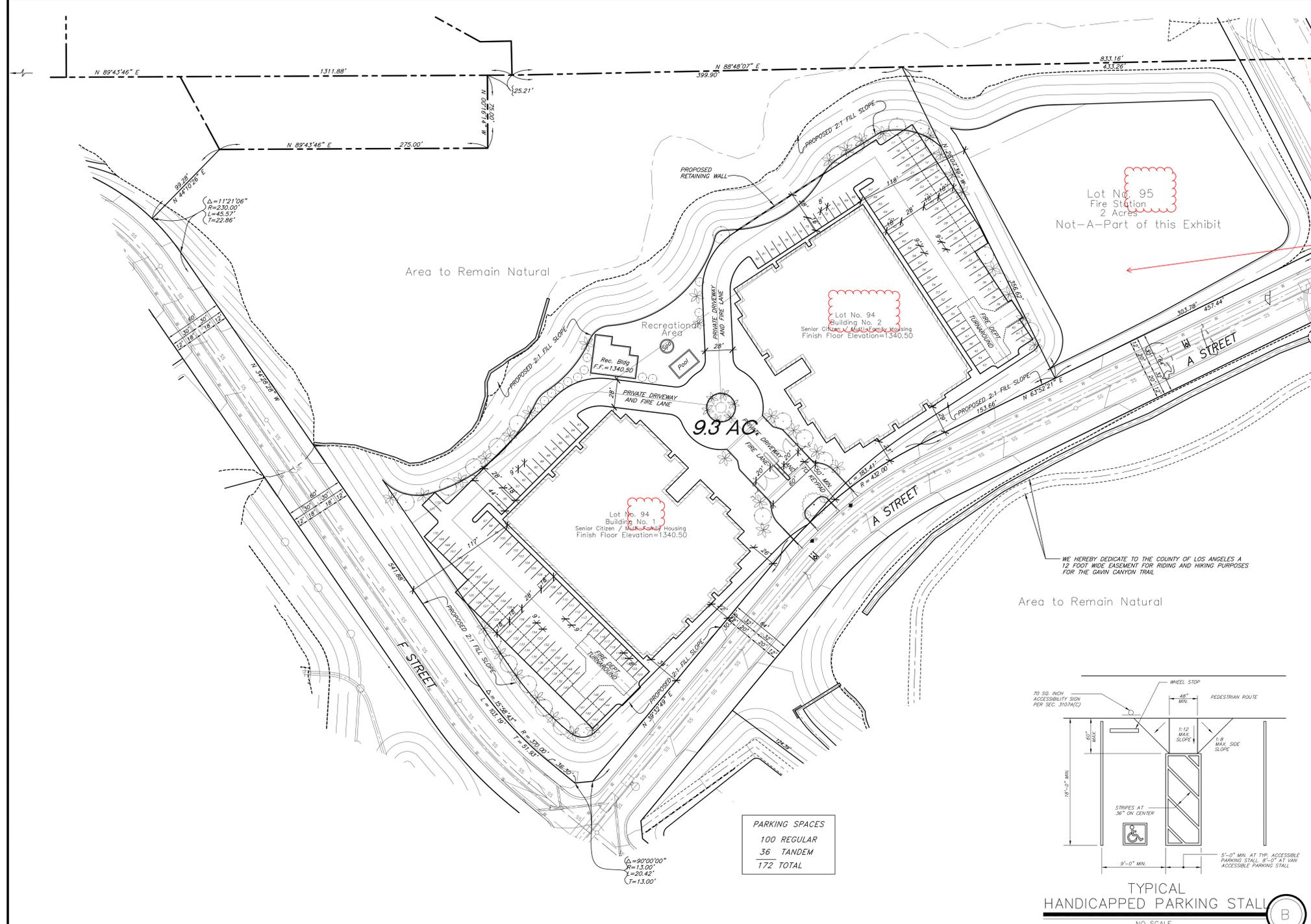
OF 6 SHEETS
GRADING
HOT TO SCALE
Source: TB Gulra P. 4640
TENTATIVE TRACT NO. 53653

Exhibit "A"

Multi-Family Lot Exhibit

Subdivision for Condominium Purposes

VESTING TENTATIVE TRACT NUMBER 53653
LOCATED IN THE UNINCORPORATED
TERRITORY OF THE COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA



Lot No. 95
Fire Station
2 Acres
Not-A-Part of this Exhibit

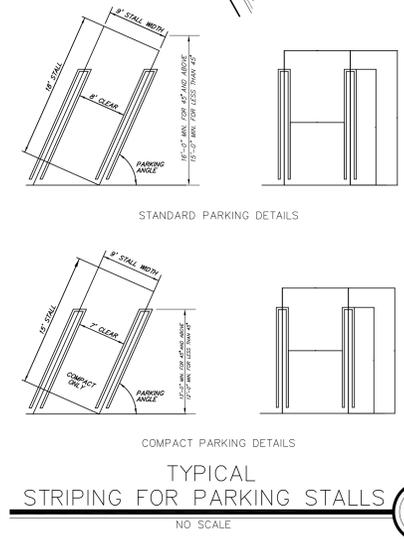
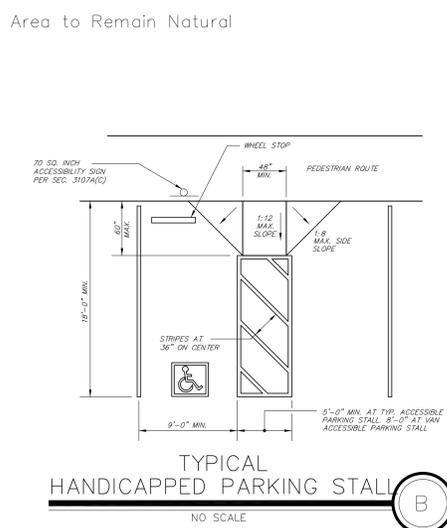
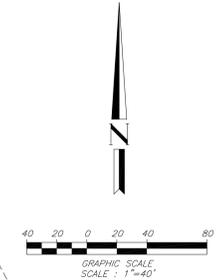
Lot No. 94
Building No. 2
Senior Citizen Multi-Family Housing
Finish Floor Elevation=1340.50

Lot No. 94
Building No. 1
Senior Citizen Multi-Family Housing
Finish Floor Elevation=1340.50

| PARKING SPACES | |
|----------------|---------|
| 100 | REGULAR |
| 36 | TANDEM |
| 172 | TOTAL |

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A
12 FOOT WIDE EASEMENT FOR RIDING AND HIKING PURPOSES
FOR THE GAVIN CANYON TRAIL

lot #s changed; reflect
on this revised exhibit



General Notes:

- AREA 234.8 AC. GROSS
- EXISTING COUNTY OF LOS ANGELES ZONING A-2-2/C-3
- PROPOSED COUNTY OF LOS ANGELES ZONING A-2-2/C-3
- EXISTING SITE USE VACANT, WARNER RANCH STUDIO
- DEVELOPMENT TYPE SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
- TOTAL NUMBER OF LOTS 106
- TOTAL NUMBER OF UNITS 185
- MINIMUM RESIDENTIAL LOT SIZE 8000 S.F.
- DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
- STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5%, MAX. 10%.
- TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
- ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
- ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
- RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT.
- EXISTING LOS ANGELES COUNTY GENERAL PLAN NON-URBAN HILLSIDE/SEA
- EXISTING LA COUNTY SANTA CLARITA VALLEY AREASIDE LOCAL PLAN HZ, HM, H/M/S
- THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACRES.
- PARK SITE, LOT 102, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION
- OPEN SPACE LOTS, LOTS 103, 104, 105, 106 AND 107, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER RECORDATION OF FINAL MAP.
- ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND TO ENSURE SELF-CLEANING.
- LOTS 76 AND 93 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20'. AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.

21. NUMBER AND TYPE OF LOTS PROPOSED:

- | | |
|-----|-----------------------------------|
| 92 | SINGLE FAMILY LOTS |
| 1 | MULTI-FAMILY LOT (93 CONDO UNITS) |
| 1 | FIRE STATION LOT |
| 1 | RECREATION LOT |
| 5 | OPEN SPACE LOTS |
| 6 | BASIN LOTS |
| 106 | TOTAL |

- TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
- A LANDSCAPE MAINTENANCE DISTRICT OF H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
- PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PURSUANT TO SECTION 66598.29 "OF THE STATE GOVERNMENT CODE (IF ANY).
- TOTAL CUT: 2,090,350 C.Y., TOTAL FILL: 2,090,350 C.Y.
- THE DEDICATION OF CONSTRUCTION RIGHTS OVER LOTS 103, 104, 105, 106 AND 107 WITH A MINIMUM OF 15 FEET OF ACCESS TO EACH LOT SHALL BE GRANTED.
- WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12 FOOT WIDE EASEMENT AND TRAIL FOR RIDING AND HIKING PURPOSES FOR THE GAVIN CANYON TRAIL.

Utilities and Services

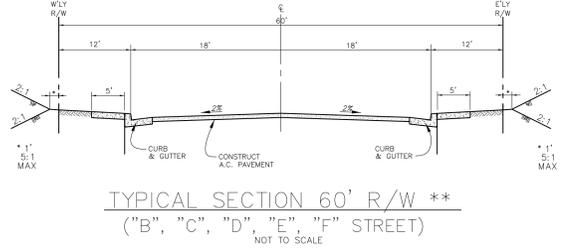
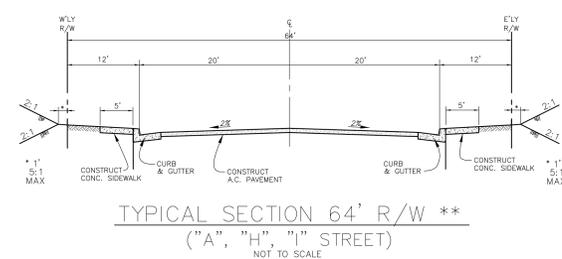
| | |
|-----------|--|
| WATER | VALENCIA WATER COMPANY / NEWHALL WATER |
| SEWER | LOS ANGELES SANITATION DISTRICT |
| GAS | SOUTHERN CALIFORNIA GAS COMPANY |
| ELECTRIC | SOUTHERN CALIFORNIA EDISON COMPANY |
| TELEPHONE | PACIFIC BELL |
| CABLE | TV STEVENSON RANCH CABLEVISION |
| SCHOOL | NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT |

BASIS OF BEARINGS

THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. 8-5390.

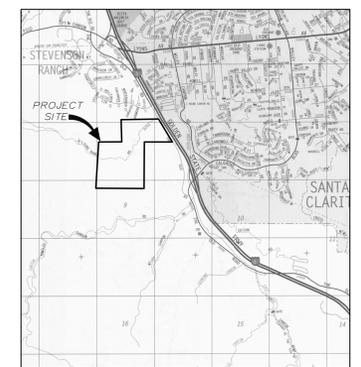
BENCH MARK

NEWHALL (1995)
LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (S) FRWY 180 FT WLY OF W SIDE FRWY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)
ELEV. = 1338.889 (FEET) B.M. NO. L 5370



see comments as
shown on the
amended map &
reflect on this sheet

**-Permission is requested to use the alternate street section on all local streets.



NOT TO SCALE
Source: TB Guide P. 4640
TENTATIVE TRACT No. 53653

Civil Design and Drafting, Inc.
885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
Fax: 805-426-8016
email: CDD@civildesignanddrafting.com

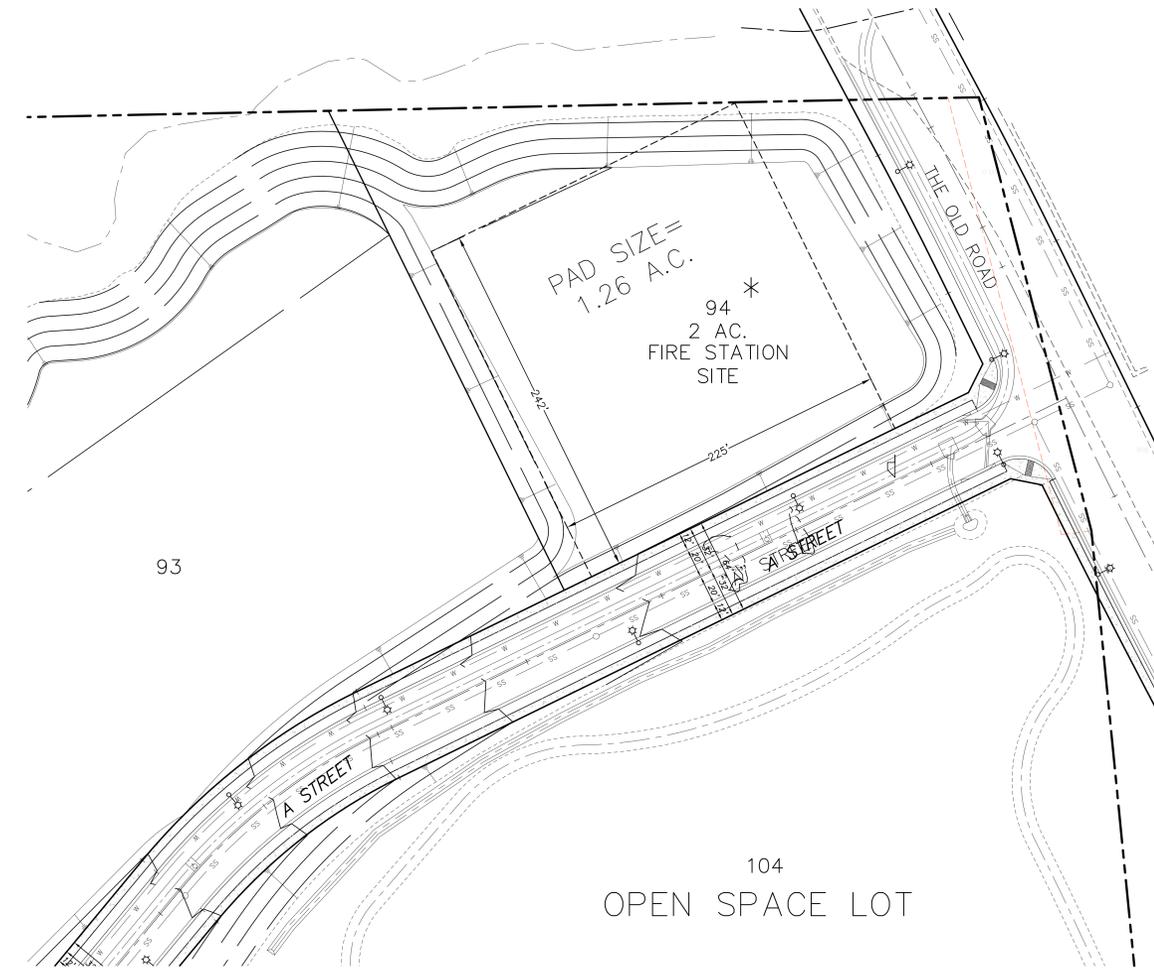
Western Pacific Housing
LOS ANGELES / VENTURA COUNTY DIVISION
A B.R. HORTON COMPANY
2100 VICTORY BLVD., SUITE 700
WOODLAND HILLS, CALIFORNIA 91367
TEL: 818-351-8700
FAX: 818-351-9799

PREPARED BY OR UNDER THE DIRECTION OF:
Imad Abujawdah P.E. 51299
DATE: _____

EXHIBIT "A"
Multi-Family Lot Exhibit
for
Lyons Canyon Ranch
Vesting Tentative Tract Map No. 53653

| DESCRIPTION: | BY |
|------------------|---------|
| DESIGNED: | C.D.D. |
| DRAWN: | C.D.D. |
| CHECKED: | I.S.A. |
| SUPERVISED: | I.S.A. |
| PROJ. ENGINEER: | I.S.A. |
| DRAWING SCALE: | 1"=200' |
| DWEI JOB NUMBER: | 070108 |

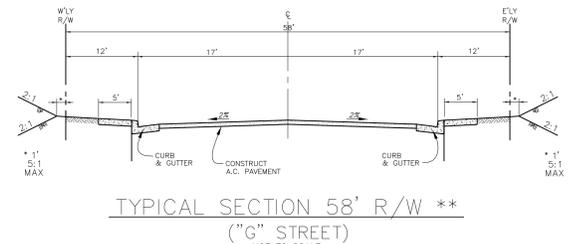
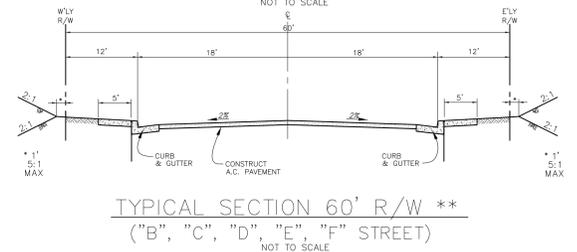
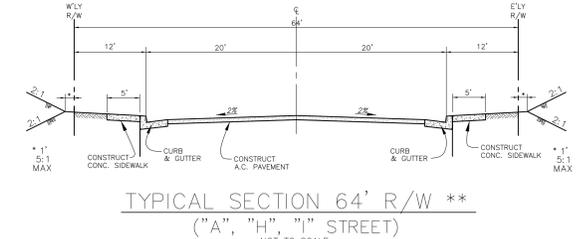
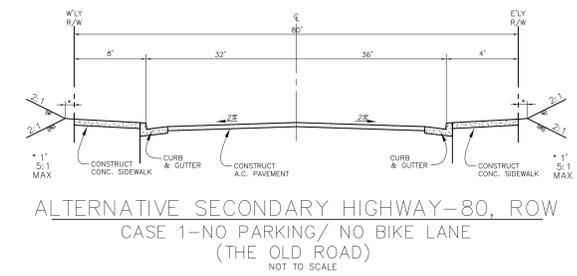
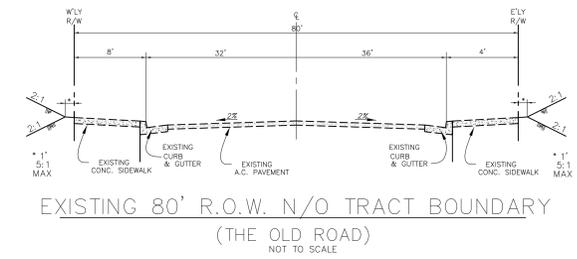
Exhibit "A"
Fire Station Site
VESTING TENTATIVE TRACT NUMBER 53653
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



PARCEL AREA = 2.05 ACRES
PAD AREA = 1.26 ACRES

* THIS IS A CONCEPTUAL FIRE DEPARTMENT DESIGN AS RECEIVED FROM THE LOS ANGELES COUNTY FIRE DEPARTMENT

see comments as shown on the amended map & reflect on this sheet



**-Permission is requested to use the alternate street section on all local streets.

Lot Schedule (Single Family Dwelling) **

| Lot No. | Lot Area (S.F.) | Pad Area (S.F.) | Lot No. | Lot Area (S.F.) | Pad Area (S.F.) |
|---------|-----------------|-----------------|---------|-----------------|-----------------|
| 1 | 18,409 | 12,460 | 56 | 18,846 | 15,385 |
| 2 | 14,857 | 12,400 | 57 | 15,342 | 15,352 |
| 3 | 14,711 | 11,926 | 58 | 15,638 | 15,132 |
| 4 | 38,071 | 15,950 | 59 | 15,936 | 14,639 |
| 5 | 27,417 | 19,342 | 60 | 15,597 | 14,573 |
| 6 | 13,993 | 12,300 | 61 | 25,796 | 21,135 |
| 7 | 13,744 | 12,398 | 62 | 17,515 | 11,381 |
| 8 | 14,376 | 12,941 | 63 | 22,947 | 14,444 |
| 9 | 12,880 | 9,455 | 64 | 31,098 | 19,936 |
| 10 | 13,892 | 10,887 | 65 | 29,832 | 20,824 |
| 11 | 12,643 | 8,648 | 66 | 17,338 | 14,512 |
| 12 | 12,660 | 10,535 | 67 | 14,207 | 9,443 |
| 13 | 12,798 | 11,233 | 68 | 18,581 | 15,402 |
| 14 | 17,847 | 11,624 | 69 | 17,621 | 11,993 |
| 15 | 9,354 | 8,894 | 70 | 17,237 | 13,283 |
| 16 | 17,806 | 14,646 | 71 | 16,973 | 11,495 |
| 17 | 14,885 | 7,245 | 72 | 19,326 | 15,115 |
| 18 | 13,888 | 12,028 | 73 | 23,686 | 17,980 |
| 19 | 12,190 | 9,867 | 74 | 12,994 | 10,081 |
| 20 | 11,046 | 9,255 | 75 | 16,958 | 9,899 |
| 21 | 12,568 | 11,645 | 76 | 21,343 | 16,613 |
| 22 | 13,428 | 11,425 | 77 | 26,665 | 18,444 |
| 23 | 16,018 | 14,398 | 78 | 33,544 | 15,330 |
| 24 | 20,652 | 11,451 | 79 | 29,094 | 16,860 |
| 25 | 18,536 | 13,044 | 80 | 25,132 | 21,432 |
| 26 | 20,827 | 16,880 | 81 | 13,917 | 15,997 |
| 27 | 18,166 | 14,414 | 82 | 14,128 | 10,978 |
| 28 | 14,330 | 11,039 | 83 | 36,444 | 18,039 |
| 29 | 20,136 | 12,611 | 84 | 16,612 | 10,913 |
| 30 | 18,230 | 14,400 | 85 | 31,536 | 17,407 |
| 31 | 24,051 | 20,378 | 86 | 21,536 | 16,102 |
| 32 | 30,497 | 26,035 | 87 | 24,993 | 12,430 |
| 33 | 26,687 | 23,127 | 88 | 16,605 | 8,155 |
| 34 | 26,911 | 23,644 | 89 | 15,603 | 7,099 |
| 35 | 26,831 | 23,317 | 90 | 13,379 | 11,297 |
| 36 | 26,802 | 23,276 | 91 | 15,867 | 8,190 |
| 37 | 26,922 | 21,287 | 92 | 15,871 | 7,900 |
| 38 | 27,042 | 18,287 | 93 | 128,838 | 14,700 |
| 39 | 27,113 | 20,049 | 94 | 386,070 | MULTI-FAMILY |
| 40 | 30,972 | 25,463 | 94 | 89,598 | FIRE STATION |
| 41 | 14,039 | 9,856 | 95 | 15,547 | DR. FEE LOT |
| 42 | 31,765 | 19,190 | 96 | 255,405 | DR. FEE LOT |
| 43 | 25,445 | 10,800 | 97 | 119,206 | DR. FEE LOT |
| 44 | 24,811 | 16,804 | 98 | 65,360 | DR. FEE LOT |
| 45 | 24,056 | 17,357 | 99 | 158,924 | DR. FEE LOT |
| 46 | 14,505 | 12,951 | 100 | 1,479,747 | OPEN SPACE |
| 47 | 22,555 | 16,007 | 101 | 60,548 | RECREATION LOT |
| 48 | 27,652 | 18,550 | 102 | 268,329 | OPEN SPACE |
| 49 | 14,505 | 12,951 | 103 | 1,479,747 | OPEN SPACE |
| 50 | 16,234 | 14,338 | 104 | 431,244 | OPEN SPACE |
| 51 | 18,489 | 14,677 | 105 | 1,685,772 | OPEN SPACE |
| 52 | 17,462 | 15,076 | 106 | 1,692,742 | OPEN SPACE |
| 53 | 16,926 | 14,398 | 107 | | |
| 54 | 18,723 | 13,688 | 108 | | |

INDEX MAP

General Notes:

- Area 2.348 AC. GROSS
- EXISTING COUNTY OF LOS ANGELES ZONING A-2-2/C-3
- PROPOSED COUNTY OF LOS ANGELES ZONING A-2-2/C-3
- EXISTING SITE USE VACANT, WARNER RANCH STUDIO
- DEVELOPMENT TYPE SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
- TOTAL NUMBER OF LOTS 106
- TOTAL NUMBER OF UNITS 185
- MINIMUM RESIDENTIAL LOT SIZE 8000 S.F.
- DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
- STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5% MAX. 10%.
- TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
- ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
- ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
- RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT.
- EXISTING LOS ANGELES COUNTY GENERAL PLAN NON-URBAN HILLSIDE/SEA
- EXISTING LA COUNTY SANTA CLARITA VALLEY AREA/RECREATION LOCAL PLAN R2, HM, HM/S
- THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS ACRES.
- PARK SITE, LOT 102, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION
- OPEN SPACE LOTS, LOTS 103, 104, 105, 106 AND 107, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER RECORDATION OF FINAL MAP.
- ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND
- TO ENSURE SELF-CLEANING.
- LOTS 76 AND 93 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20'. AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.

Utilities and Services

| | |
|-----------|--|
| WATER | VALENCIA WATER COMPANY / NEWHALL WATER |
| SEWER | LOS ANGELES SANITATION DISTRICT |
| GAS | SOUTHERN CALIFORNIA GAS COMPANY |
| ELECTRIC | SOUTHERN CALIFORNIA EDISON COMPANY |
| TELEPHONE | PACIFIC BELL |
| CABLE | TV STEVENSON RANCH CABLEVISION |
| SCHOOL | NEWHALL SCHOOL DISTRICT & WILLIAM S. HART UNION HIGH SCHOOL DISTRICT |

Legal Description

PARCEL 1:
THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2:
LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3:
THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

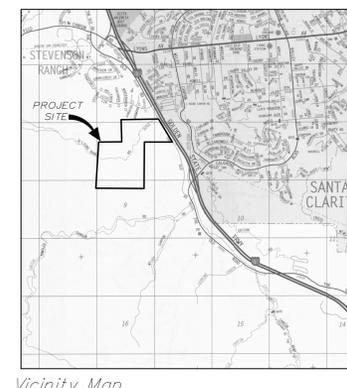
PARCEL 4:
THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

BASIS OF BEARINGS

THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. 8-3390.

BENCH MARK

NEWHALL (1995)
LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (S) FRMRY 180 FT WLY OF W SIDE FRMRY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)
ELEV. = 1,338.889 (FEET) B.M. NO. L 5370



Design & Drafting inc.
885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
Fax: 805-426-8016
email: CDD@civildesignanddrafting.com

Western Pacific Housing
A B.R. HORTON COMPANY
2100 VICTORY BLVD., SUITE 700
WOODLAND HILLS, CALIFORNIA 91367
TEL: 818-351-8700
FAX: 818-351-9799

PREPARED BY OR UNDER THE DIRECTION OF:
Imad Aboujoudah P.E. 51299
DATE: _____

EXHIBIT "A"
Fire Station Site
for
Lyons Canyon Ranch
Vesting Tentative Tract Map No. 53653

| | |
|------------------|--------|
| DESCRIPTION: | BY |
| DRAWN: | C.D.D. |
| CHECKED: | I.S.A. |
| SUPERVISED: | I.S.A. |
| PROJ. ENGINEER: | I.S.A. |
| DRAWING SCALE: | 1"=40' |
| DWEI JOB NUMBER: | 070108 |

SHEET NO. **5**
OF 6 SHEETS

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 53653 (Amend)

1/1

TENTATIVE MAP DATED 06-01-2016
EXHIBIT "A" DATED 06-01-2016

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

1. A revised tentative map and exhibit map are required to show the following additional items:
 - a. See attached review comments on the plan sheet.

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 53653\RD
53653\2016-06-29 TR 53653 AMENDED MAP 1ST CHECK.pdf

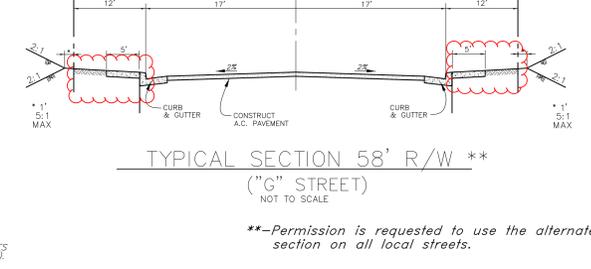
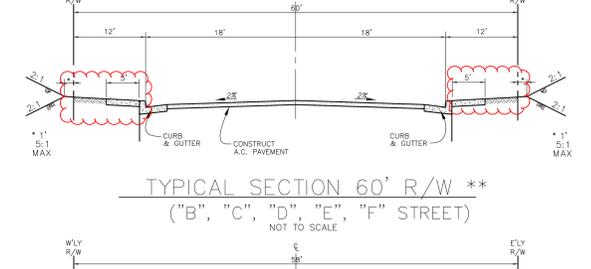
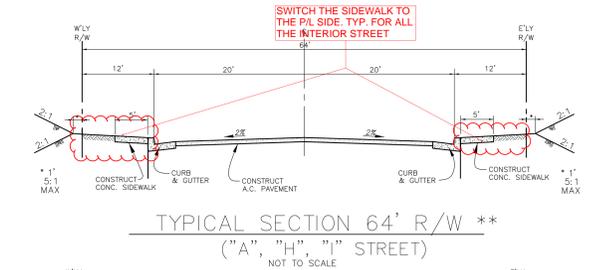
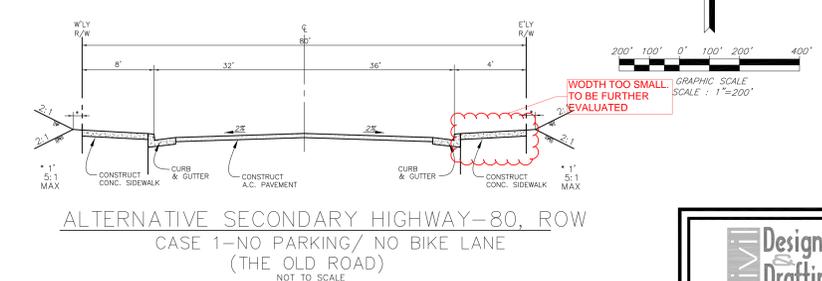
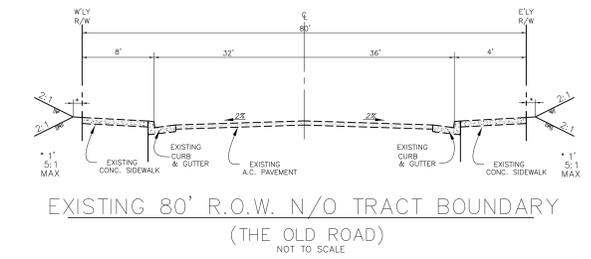
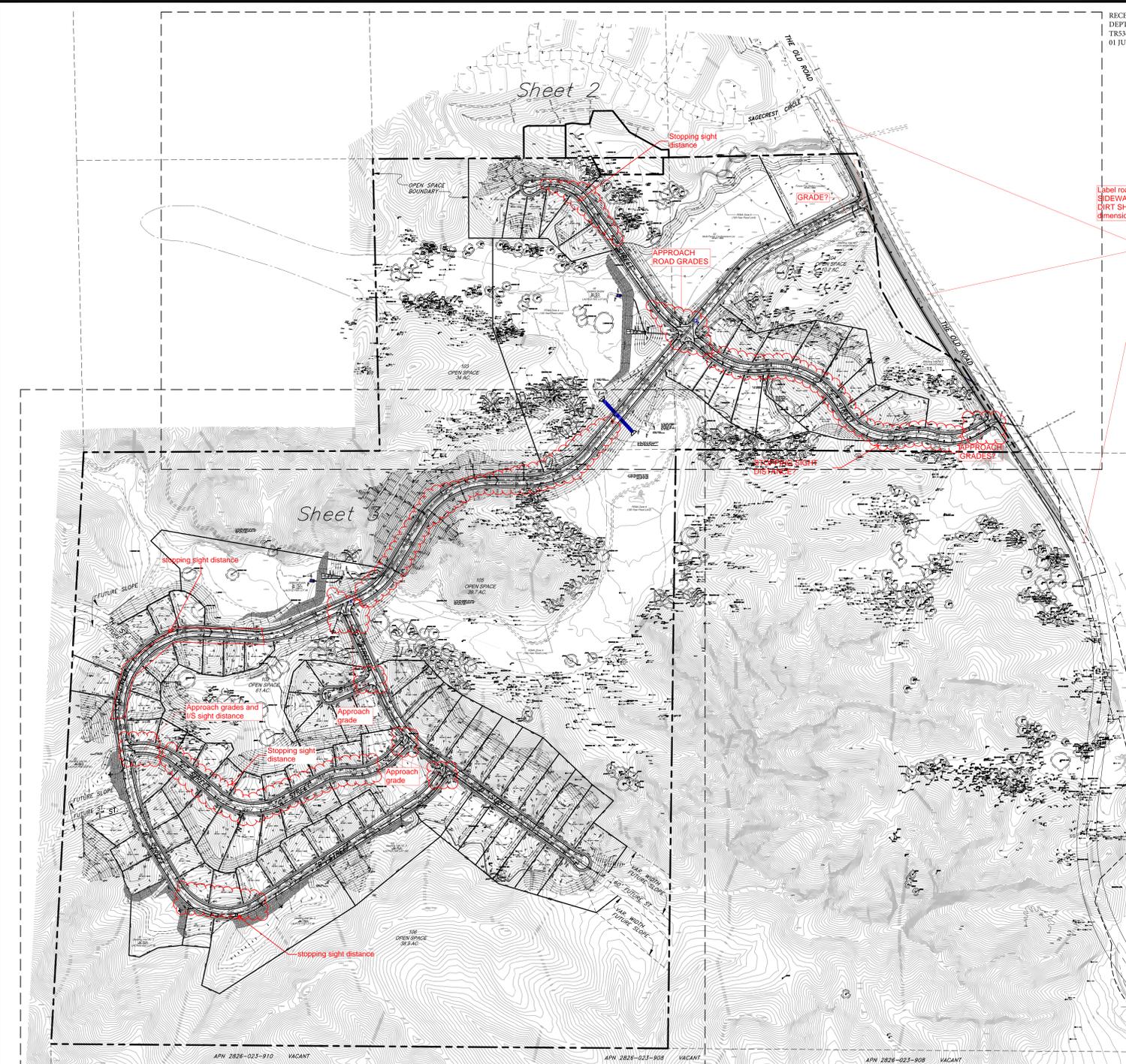


Prepared by Sam Richards
tr53653ra-new

Phone (626) 458-4921

Date 06-29-2016

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 53653
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



INDEX MAP

Lot Schedule (Single Family Dwelling) **

| Lot No. | Lot Area (S.F.) | Prop Area (S.F.) | Lot No. | Lot Area (S.F.) | Prop Area (S.F.) |
|---------|-----------------|------------------|---------|-----------------|------------------|
| 1 | 18,409 | 18,140 | 15 | 18,846 | 18,185 |
| 2 | 14,557 | 12,400 | 16 | 15,342 | 15,352 |
| 3 | 14,711 | 11,926 | 17 | 15,638 | 15,132 |
| 4 | 38,071 | 15,860 | 18 | 15,936 | 14,659 |
| 5 | 27,417 | 19,342 | 19 | 15,597 | 14,573 |
| 6 | 13,993 | 12,026 | 20 | 25,796 | 21,125 |
| 7 | 13,744 | 12,388 | 21 | 17,515 | 11,381 |
| 8 | 14,378 | 12,681 | 22 | 29,847 | 14,444 |
| 9 | 12,880 | 9,455 | 23 | 31,068 | 19,256 |
| 10 | 13,992 | 10,887 | 24 | 29,832 | 20,824 |
| 11 | 12,853 | 8,648 | 25 | 17,338 | 18,212 |
| 12 | 12,060 | 10,535 | 26 | 14,207 | 9,443 |
| 13 | 12,798 | 11,233 | 27 | 18,581 | 15,402 |
| 14 | 17,847 | 11,624 | 28 | 17,621 | 11,495 |
| 15 | 9,104 | 8,894 | 29 | 13,283 | 13,283 |
| 16 | 17,806 | 14,665 | 30 | 16,821 | 11,808 |
| 17 | 14,885 | 2,245 | 31 | 16,958 | 15,115 |
| 18 | 13,888 | 12,028 | 32 | 23,686 | 17,860 |
| 19 | 12,150 | 9,867 | 33 | 12,394 | 12,881 |
| 20 | 11,046 | 9,255 | 34 | 16,948 | 9,895 |
| 21 | 12,368 | 11,645 | 35 | 21,543 | 18,613 |
| 22 | 13,428 | 11,425 | 36 | 26,665 | 18,444 |
| 23 | 16,018 | 14,396 | 37 | 33,544 | 15,330 |
| 24 | 20,652 | 11,451 | 38 | 29,054 | 16,860 |
| 25 | 18,506 | 13,044 | 39 | 36,444 | 21,432 |
| 26 | 20,827 | 16,880 | 40 | 13,917 | 15,897 |
| 27 | 18,166 | 14,414 | 41 | 14,128 | 10,978 |
| 28 | 14,330 | 11,029 | 42 | 36,444 | 18,029 |
| 29 | 20,136 | 16,041 | 43 | 18,812 | 15,811 |
| 30 | 18,430 | 14,400 | 44 | 31,536 | 17,407 |
| 31 | 24,051 | 20,178 | 45 | 21,536 | 18,102 |
| 32 | 30,497 | 26,505 | 46 | 24,993 | 12,430 |
| 33 | 26,681 | 23,127 | 47 | 15,605 | 8,155 |
| 34 | 26,911 | 16,804 | 48 | 16,612 | 7,099 |
| 35 | 26,831 | 23,127 | 49 | 13,379 | 11,297 |
| 36 | 26,802 | 23,127 | 50 | 15,867 | 11,997 |
| 37 | 26,912 | 21,287 | 51 | 15,871 | 9,900 |
| 38 | 27,042 | 18,287 | 52 | 128,838 | 14,320 |
| 39 | 27,113 | 20,049 | 53 | 386,070 | MULTI-FAMILY |
| 40 | 30,972 | 25,463 | 54 | 89,598 | FIRE STATION |
| 41 | 24,059 | 14,029 | 55 | 21,555 | DR. FEE LOT |
| 42 | 31,765 | 19,100 | 56 | 255,405 | DR. FEE LOT |
| 43 | 25,445 | 10,800 | 57 | 119,206 | DR. FEE LOT |
| 44 | 24,811 | 16,804 | 58 | 65,360 | DR. FEE LOT |
| 45 | 24,056 | 17,357 | 59 | 158,924 | DR. FEE LOT |
| 46 | 14,505 | 12,855 | 60 | 84,942 | DR. FEE LOT |
| 47 | 23,555 | 16,007 | 61 | 60,548 | RECREATION LOT |
| 48 | 27,652 | 18,550 | 62 | 268,329 | OPEN SPACE |
| 49 | 14,505 | 12,855 | 63 | 147,747 | OPEN SPACE |
| 50 | 16,234 | 14,398 | 64 | 431,244 | OPEN SPACE |
| 51 | 14,505 | 12,855 | 65 | 1,685,722 | OPEN SPACE |
| 52 | 12,462 | 15,076 | 66 | 1,685,722 | OPEN SPACE |
| 53 | 16,926 | 14,398 | 67 | 1,685,722 | OPEN SPACE |
| 54 | 18,723 | 13,698 | 68 | 1,685,722 | OPEN SPACE |

CENTER LINE-CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|-------|-----------|---------|---------|---------|
| C1 | 24°19'33" | 400.00' | 169.83' | 86.21' |
| C2 | 50°27'11" | 350.00' | 308.20' | 164.90' |
| C3 | 58°49'43" | 350.00' | 359.36' | 197.33' |
| C4 | 34°40'31" | 350.00' | 211.82' | 109.27' |
| C5 | 28°01'44" | 350.00' | 171.22' | 87.36' |
| C6 | 10°13'42" | 350.00' | 620.91' | 429.49' |
| C7 | 49°30'28" | 350.00' | 302.43' | 161.38' |
| C8 | 52°08'15" | 350.00' | 318.49' | 171.23' |
| C9 | 23°21'34" | 925.00' | 377.12' | 191.22' |
| C10 | 08°58'47" | 925.00' | 144.97' | 72.63' |
| C11 | 14°23'47" | 925.00' | 232.15' | 116.86' |
| C12 | 91°32'18" | 250.00' | 399.41' | 256.80' |
| C13 | 21°50'28" | 300.00' | 114.36' | 57.88' |
| C14 | 30°21'19" | 550.00' | 291.39' | 148.20' |
| C15 | 19°33'52" | 550.00' | 187.81' | 94.83' |
| C16 | 10°47'26" | 550.00' | 103.58' | 51.95' |
| C17 | 48°19'13" | 250.00' | 210.84' | 112.15' |
| C18 | 89°29'10" | 250.00' | 303.18' | 173.39' |
| C19 | 37°05'49" | 250.00' | 135.69' | 69.46' |
| C20 | 45°52'46" | 250.00' | 200.19' | 105.81' |
| C21 | 81°35'30" | 200.00' | 284.81' | 172.61' |
| C22 | 15°38'43" | 400.00' | 111.55' | 56.14' |
| C23 | 48°30'56" | 300.00' | 243.56' | 128.94' |
| C24 | 67°54'29" | 350.00' | 414.83' | 235.67' |
| C25 | 74°19'22" | 250.00' | 324.29' | 189.49' |
| C26 | 29°42'52" | 250.00' | 129.85' | 66.52' |
| C27 | 49°08'02" | 250.00' | 214.39' | 114.28' |
| C28 | 27°27'42" | 350.00' | 167.75' | 85.52' |

RIGHT-OF-WAY-CURVE DATA:

| CURVE | DELTA | RADIUS | LENGTH | TANGENT |
|-------|------------|--------|---------|---------|
| R29 | 89°50'59" | 13.00' | 20.39' | 12.97' |
| R30 | 89°58'27" | 13.00' | 20.41' | 12.98' |
| R31 | 90°00'00" | 13.00' | 20.42' | 13.00' |
| R32 | 83°27'30" | 13.00' | 18.94' | 11.59' |
| R33 | 86°27'53" | 13.00' | 19.62' | 12.22' |
| R34 | 88°13'00" | 13.00' | 20.02' | 12.60' |
| R35 | 89°36'32" | 13.00' | 20.33' | 12.91' |
| R36 | 90°33'13" | 13.00' | 20.55' | 13.13' |
| R37 | 85°50'30" | 13.00' | 19.48' | 12.09' |
| R38 | 208°18'01" | 44.00' | 156.86' | --- |
| R39 | 28°18'01" | 88.00' | 43.47' | 22.19' |
| R40 | 213°04'39" | 44.00' | 163.63' | --- |
| R41 | 16°32'19" | 88.00' | 25.40' | 12.79' |
| R42 | 34°48'48" | 88.00' | 43.47' | 22.19' |
| R43 | 09°58'44" | 88.00' | 15.12' | 7.58' |
| R44 | 209°39'10" | 44.00' | 161.00' | --- |

CENTER LINE-BEARING DATA:

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 25°58'38" W | 123.45' |
| L2 | N 25°58'38" W | 26.05' |
| L3 | N 83°02'21" E | 510.32' |
| L4 | N 39°32'49" E | 1034.70' |
| L5 | N 39°32'49" E | 346.55' |
| L6 | N 39°32'49" E | 688.15' |
| L7 | N 90°00'00" E | 165.07' |
| L8 | N 31°10'17" E | 254.01' |
| L9 | N 65°50'48" E | 326.18' |
| L10 | N 65°50'48" E | 67.75' |
| L11 | N 65°00'00" E | 258.43' |
| L12 | N 86°07'28" W | 215.99' |
| L13 | N 07°46'11" W | 214.42' |
| L14 | N 07°46'11" W | 129.12' |
| L15 | N 07°46'11" W | 85.29' |
| L16 | N 72°19'59" E | 327.95' |
| L17 | N 31°07'44" W | 195.75' |
| L18 | N 57°19'57" E | 844.46' |
| L19 | N 52°59'28" E | 92.21' |
| L20 | N 24°09'12" W | 478.35' |
| L21 | N 24°09'12" W | 355.52' |
| L22 | N 24°09'12" W | 122.83' |
| L23 | N 65°00'00" E | 241.89' |
| L24 | N 54°30'32" W | 834.67' |
| L25 | N 54°30'32" W | 104.94' |
| L26 | N 54°30'32" W | 824.99' |
| L27 | N 62°13'44" E | 43.00' |
| L28 | N 49°26'58" W | 226.02' |
| L29 | N 61°03'52" E | 202.43' |
| L30 | N 48°16'55" E | 120.82' |
| L31 | N 34°28'04" E | 541.98' |
| L32 | N 50°27'11" W | 224.42' |
| L33 | N 50°27'11" W | 81.30' |
| L34 | N 50°27'11" W | 143.11' |
| L35 | N 57°11'49" E | 101.17' |

General Notes:

- AREA 234.8 AC. GROSS
- EXISTING COUNTY OF LOS ANGELES ZONING A-2-2/C-3
- PROPOSED COUNTY OF LOS ANGELES ZONING A-2-2/C-3
- EXISTING SITE USE VACANT, WARNER RANCH STUDIO
- DEVELOPMENT TYPE SINGLE FAMILY RESIDENTIAL/CONDOMINIUMS/FIRE STATION/PARK
- TOTAL NUMBER OF UNITS 106
- TOTAL NUMBER OF UNITS 185
- MINIMUM RESIDENTIAL LOT SIZE 8000 S.F.
- DEVELOPMENT IS LOCATED IN FIRE ZONE 4.
- STREET AND PRIVATE DRIVEWAY AND FIRE LANE GRADES: MIN. 0.5% MAX. 10%.
- TOPOGRAPHY IS BASED ON CONTROLLED TOPO W/ CONTOUR INTERVAL 5 FEET.
- ALL PUBLIC STREETS ARE OFFERED FOR DEDICATION.
- ALL SLOPES OVER 5 FEET IN HEIGHT ARE TO BE LANDSCAPED AND IRRIGATED WITH COUNTY APPROVED PLANTS AND GROUND COVER.
- RECIPROCAL PARKING EASEMENTS TO BE RESERVED FOR CONDOMINIUM LOT.
- EXISTING LOS ANGELES COUNTY GENERAL PLAN NON-URBAN HILLSIDE/SEA
- EXISTING LA COUNTY SANTA CLARITA VALLEY ARCADEWIDE LOCAL PLAN N2, 1M, 1M/5
- THERE ARE OAK TREES EXISTING WITHIN PROJECT BOUNDARY.
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS AREAS.
- PARK SITE, LOT 102, TO BE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION.
- BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA, LOT AREAS SHOWN IN TABLE HEREON ARE GROSS AREAS.
- OPEN SPACE LOTS, LOTS 103, 104, 105, 106 AND 107, TO BE VOLUNTARILY DEDICATED TO A PUBLIC AGENCY AFTER RECORDATION OF FINAL MAP.
- ALL OPEN SWALES TO BE DESIGNED TO HAVE A VELOCITY OF 10 FEET PER SECOND TO ENSURE SELF-CLEANING.
- LOTS 76 AND 93 SHALL HAVE A MINIMUM PAVED ACCESS DRIVEWAY OF 20'. AN APPROVED FIRE DEPARTMENT TURNAROUND IS REQUIRED.
- NUMBER AND TYPE OF LOTS PROPOSED:
 - 92 SINGLE FAMILY LOTS
 - 1 MULTI-FAMILY LOT (93 CONDO UNITS)
 - 1 FIRE STATION LOT
 - 1 RECREATION LOT
 - 5 OPEN SPACE LOTS
 - 6 BASIN LOTS
 - TOT TOTAL
- TOP AND TOE OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING.
- A LANDSCAPE MAINTENANCE DISTRICT OR H.O.A. WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE SLOPES AND COMMON SLOPES OVER 5 FEET IN HEIGHT.
- PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PURSUANT TO SECTION 66599.20 " OF THE STATE GOVERNMENT CODE (IF ANY).
- TOTAL CUT: 2,080,350 C.Y., TOTAL FILL: 2,080,350 C.Y.
- THE DEDICATION OF CONSTRUCTION RIGHTS OVER LOTS 103, 104, 105, 106 AND 107 WITH A MINIMUM OF 15 FEET OF ACCESS TO EACH LOT SHALL BE GRANTED.
- WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES A 12 FOOT WIDE EASEMENT AND TRAIL FOR RIDING AND HIKING PURPOSES FOR THE GAVIN CANYON TRAIL.

Legal Description

PARCEL 1: THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

PARCEL 2: LOT 7 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING EASTERLY OF THE WESTERLY LINE DESIGNATED AS PARCEL 1A, IN THE FINAL ORDER OF CONDOMINIUM ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 88004, A CERTIFIED COPY THEREOF RECORDED ON MAY 13, 1966 AS INSTRUMENT NO. 3063, IN BOOK 03364 PAGE 451 OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN PARCEL 1, AS CONVEYED IN DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 22, 1991 AS INSTRUMENT NO. 3006, IN BOOK 03588 PAGE 238 OFFICIAL RECORDS.

PARCEL 3: THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4.

PARCEL 4: THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 16 WEST, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

BASIS OF BEARINGS

THE BEARING SOUTH 89°32'12" EAST OF THE NORTH LINE OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 16 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON COUNTY OF LOS ANGELES, COUNTY SURVEYOR'S MAP NO. 8-5390.

BENCH MARK

NEWHALL (1995)
LA CO BM TAG IN SLY CB ON-RAMP TO S BOUND (S) FRAY 180 FT WLY OF W SIDE FRAY & 38 FT SLY OF C/L CALGROVE BL (WLY END C B)
ELEV. = 1339.889 (FEET) B.M. NO. L 5370

LEGEND

PROPOSED LOT 74 PAD=1362

PROPOSED RIGHT-OF-WAY

PROPOSED CURB

PROPOSED SEWER

PROPOSED WATER LINE

PROPOSED CURB

PROPOSED RIGHT-OF-WAY

Vicinity Map

STEVENS RANCH PROJECT SITE

SANTA CLARITA

DESCRIPTION:

DESIGNED BY: C.D.D.

DRAWN BY: C.D.D.

CHECKED BY: I.S.A.

SUPERVISED BY: I.S.A.

PROJ. ENGINEER: I.S.A.

DRAWING SCALE: 1"=200'

DWEI JOB NUMBER: 070108

SHEET NO.

1

OF 3 SHEETS

NOT TO SCALE
Source: TB Gulda P. 4640
TENTATIVE TRACT NO. 53653

Design & Drafting inc.

885 Patriot Drive, Unit C
Moorpark, California 93021
Phone: 805-522-2622
Fax: 805-426-8016
email: CDD@civildesignanddrafting.com

Western Pacific Housing

LOS ANGELES / HORTON COUNTY DIVISION
A & B. HORTON COMPANY

2100 VICTORY BLVD., SUITE 700
WOODLAND HILLS, CALIFORNIA 91367
TEL: 818-351-8700
FAX: 818-351-9709

PREPARED BY OR UNDER THE DIRECTION OF:
Imad Aboujwadh P.E. 51299

DATE:

VESTING TENTATIVE TRACT MAP 53653 for Lyons Canyon Ranch DR Horton

1ST CHECK 6/29/16 SR ROAD

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53653 (Amend.)

Page 1/1

TENTATIVE MAP DATED 06-01-2016
EXHIBIT "A" DATED 06-01-2016

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

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 06-29-2016

tr53653L-amendment-new.doc

http://planning.lacounty.gov/case/view/tentative_tract_map_no_53653_lyons_canyon_ranch_project/

The following report consisting of ____ pages are the recommendations of Public Works.

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

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

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 06-29-2016

[tr53653L-amendment-new.doc](#)

http://planning.lacounty.gov/case/view/tentative_tract_map_no_53653_lyons_canyon_ranch_project/

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 53653 (Amend.)

Page 1/1

TENTATIVE MAP DATED 06-01-2016
EXHIBIT MAP DATED 06-01-2016

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

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


Prepared by Imelda Ng
tr53653s-amendment-new.doc

Phone (626) 458-4921

Date 06-21-2016

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a 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. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. 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 multi-family/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.





COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 53653

MAP DATE: June 1, 2016 – Amendment Map

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

TENTATIVE/EXHIBIT MAP - HOLDS

1. Revise Note 9 by removing the “Fire Zone 4” language and replacing it with “Very High Fire Hazard Severity Zone”. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
2. Clarify Note 21. Lot 76 is a flag lot and will require a minimum fire lane width of 20 feet. Lot 93, the Multi Family Lot, will require a minimum fire lane width of 28 feet. Revise the note on the Tentative and Exhibit Maps prior to Tentative Map clearance.
3. All driveways in the Multi-Family Lot shall be labeled as “Private Driveway and Fire Lane”. Provide a cross section on the Exhibit Map. Indicate compliance on the prior to Tentative Map clearance.
4. Dimension the width of the entrance at the Right of Way to the Multi-Family Lot and the required 32 feet radius before the gate. Provide a cross section of the gated entrance with all dimensions on the Exhibit Map prior to Tentative Map clearance.
5. The proposed turnaround within the Multi-Family Lot shall be design to the Fire Department Ladder Truck standards. Revise the Exhibit Map to indicate compliance prior to Tentative Map clearance.
6. The lot numbers as shown on the Multi-Family Lot Exhibit are incorrect and shall be revised to be consistent with the project. Indicate compliance on the prior to Tentative Map clearance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 53653

MAP DATE: June 1, 2016 – Amendment Map

7. Submit a digital copy of the architectural plans for this development. The architectural plans will assist to calculate the required fire flow from all required fire hydrants, review the elevations to determine the required Fire Department access adjacent to proposed buildings, and address additional Fire Department concerns during the subdivision process.
8. Show all existing public fire hydrants on The Old Road within the property lot frontage on the Tentative or Exhibit Map. Indicate compliance prior to Tentative Map clearance.
9. The required fire flow for this development is **4000** gallons per minute at 20 psi for a duration of 4 hours. The required fire flow may change once the square footage and construction type information for the Multi-Family Buildings is provided.
10. Submit a Preliminary Water Design Report from Newhall County Water Service for the proposed water line extension within this development confirming the design will meet the Fire Department's minimum fire flow requirement. Submit a copy for review prior to Tentative Map clearance.
11. Provide an approved site plan and/or specific conditions of approval from the Fire Department's Planning Section for the proposed Fire Station Site, Lot 93, prior to Tentative Map clearance. Any conditions will be incorporated to this report. The Fire Department Planning Section can be reached at (323) 881-2404.
12. This property is located within the area described as "Very High Fire Hazard Severity Zone". A "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details. Submit a copy or confirmation of approval to our office to release of the Tentative Map hold.

FINAL MAP CONDITIONS OF APPROVAL



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 53653

MAP DATE: June 1, 2016 – Amendment Map

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
5. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. Shared driveway shall provide a reciprocal access agreement. The driveway shall be labeled as "Private Driveway and Fire Lane" on the Final Map. Verification of compliance is required prior to Final Map clearance.
6. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
7. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

PROJECT CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

Reviewed by: Juan Padilla

Date: June 29, 2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 53653

MAP DATE: June 1, 2016 – Amendment Map

2. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The on-site fire lane for the Flag Lots shall be a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The Multi-Family Lot shall provide an on-site fire lane with a minimum paved unobstructed width of 28 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.
5. The proposed high density residential buildings shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide minimum fire lane width of 28 feet and shall provide a setback between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
7. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 53653

MAP DATE: June 1, 2016 – Amendment Map

8. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
9. All proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
10. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
11. The proposed Park sites shall provide a minimum paved fire lane width of 26' for circulation purposes. Final design shall be further reviewed for access compliance when plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.
12. A minimum unobstructed width of 26 feet is required adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
13. Install **PENDING** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
14. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
15. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.

Reviewed by: Juan Padilla

Date: June 29, 2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 53653

MAP DATE: June 1, 2016 – Amendment Map

16. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
17. The required fire flow from the fire hydrant for Multi-Family Lot can be up to **8000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Department during the architectural plan review process prior to building permit issuance.
18. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
19. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
20. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
21. Maintain a minimum vertical clearance of 13 feet 6 inches for any protected trees encroaching into the required fire apparatus access driveway. This requirement is subject to any applicable tree trimming permit from the appropriate county agencies.
22. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
23. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 53653

MAP DATE: June 1, 2016 – Amendment Map

24. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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



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



PARK OBLIGATION REPORT

| | | | | | | | |
|----------------------|--------------|---------------|---------------------------|-----------|-------------------|--------------|-------------------|
| Tentative Map # | 53653 | DRP Map Date: | 06/01/2016 | SCM Date: | 07/07/2016 | Report Date: | 06/28/2016 |
| Park Planning Area # | 35A | | NEWHALL / VALENCIA | | | Map Type: | REV.TO |

Total Units = Proposed Units + Exempt Units

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

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

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

Park land obligation in acres or in-lieu fees:

| | |
|---------------|------------------|
| ACRES: | 1.48 |
| IN-LIEU FEES: | \$406,707 |

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$406,707 in-lieu fees.

Trails:

See also attached Trail Report. Gavin Canyon Trail

Comments:

Tract Map # 53653 approved by the Board of Supervisors on 8/25/2009.

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

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

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



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



PARK OBLIGATION WORKSHEET

| | | | | | | | |
|----------------------|--------------|---------------|---------------------------|-----------|-------------------|--------------|-------------------|
| Tentative Map # | 53653 | DRP Map Date: | 06/01/2016 | SMC Date: | 07/07/2016 | Report Date: | 06/28/2016 |
| Park Planning Area # | 35A | | NEWHALL / VALENCIA | | | Map Type: | REV.TO |

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

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

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

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

Total Units = Proposed Units + Exempt Units

| | People* | Ratio 3.0 Acres / 1000 People | Number of Units | Acre Obligation |
|-------------------------|-------------|----------------------------------|-----------------|-----------------|
| Detached S.F. Units | 3.23 | 0.0030 | 92 | 0.89 |
| M.F. < 5 Units | 2.29 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 2.11 | 0.0030 | 93 | 0.59 |
| Mobile Units | 1.74 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 0 | |
| Total Acre Obligation = | | | | 1.48 |

Park Planning Area = **35A NEWHALL / VALENCIA**

| Ratio | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|-----------|-----------------|------------|------------------|
| @(0.0030) | 1.48 | \$274,802 | \$406,707 |

| 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 |
|-----------------|-------------------|------------------|----------------|------------|------------------|
| 1.48 | 0.00 | 0.00 | 1.48 | \$274,802 | \$406,707 |



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

June 30, 2016

Mr. Edward Rojas
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Rojas:

**VESTING TENTATIVE TRACT MAP 53653
TRAIL CONDITIONS OF APPROVAL
REGIONAL PLANNING JUNE 1, 2016
SUBDIVISION COMMITTEE MEETING ON JULY 7, 2016**

This letter details the Department of Parks and Recreation's (Department) trail conditions of map approval for the above map located in the Newhall area. The Department was notified that the Subdivider is currently requesting a modification to VTTM No. 53653 which was approved in 2006.

The proposed Gavin Canyon Trail alignment was incorporated into VTTM 53653 at the time of approval in 2006. The Department's requirements to dedicate a twelve-foot (12') wide easement and construct the Gavin Canyon Trail (based on the Department's 2006 Notice of Trails Requirements) still apply.

In 2011, the County Board of Supervisors adopted the County Trails Manual which sets forth design and construction guidelines for County multi-use trails in the Los Angeles County Regional Trail System. In order for the Gavin Canyon Trail to be constructed to the current County standards, several adjustments must be coordinated with the project grading plans and the location of the proposed trail easement alignment may have to be shifted. The Department is requesting that any required realignment of the Gavin Canyon Trail be formalized prior to final map review and recordation.

DPR is requiring the Subdivider to dedicate a twelve-foot (12') wide trail easement and construct a multi-use (hiking, equestrian, and mountain biking) trail to the satisfaction of DPR. The Department's trail conditions of approval are as follows:

1. Subdivider shall dedicate a twelve-foot (12') wide multi-use (hiking, equestrian, and mountain biking) trail easement.

2. Subdivider shall construct a natural surface trail within the proposed twelve-foot (12') wide dedicated trail easement. Meet with Department to discuss trail tread width to be constructed within the proposed twelve-foot (12') wide dedicated easement.
3. Full public access shall be provided for all trail user groups (hiking, equestrian, and mountain biking) in perpetuity for the multi-use trail.
4. Easement dedication(s) must be outside the public road right-of-way.
5. Subdivider shall include DPR in the transmittal of the project grading plan to Regional Planning.
 - a. Submit project grading plans, including grading information to DPR for review and approval. The trail grading information shall conform to the County of Los Angeles Trails Manual (Trails Manual) and any applicable County codes, including but not limited to the following:
 - i. Cross slope gradients on natural soil not to exceed three percent (3%) and longitudinal (running) slope gradients not to exceed ten percent (10%) for more than 300 feet.
 - ii. Typical trail section and details to include:
 - Width and name of trail
 - Longitudinal (running) gradients
 - Cross slope gradients
 - iii. Bush hammer (or equivalent non-slip, porous) finish at minimum width of eight (8') feet for roadway trail crossings at all concrete surfaces.
 - iv. Appropriate retaining walls, to the satisfaction of the Department, as required.
 - v. Appropriate fencing where deemed necessary, for user safety, delineation of trail, and property security, as approved by DPR.
 - vi. If street crossing is requested, streetlight pole(s) must have crosswalk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Contact the Los Angeles County, Department of Public Works (DPW) to address crosswalk design standards.

Mr. Edward Rojas
June 30, 2016
Page 4

For questions regarding the trail conditions of approval, please contact Olga Ruano at (213) 351- 5141 or oruano@parks.lacounty.gov.

Sincerely,

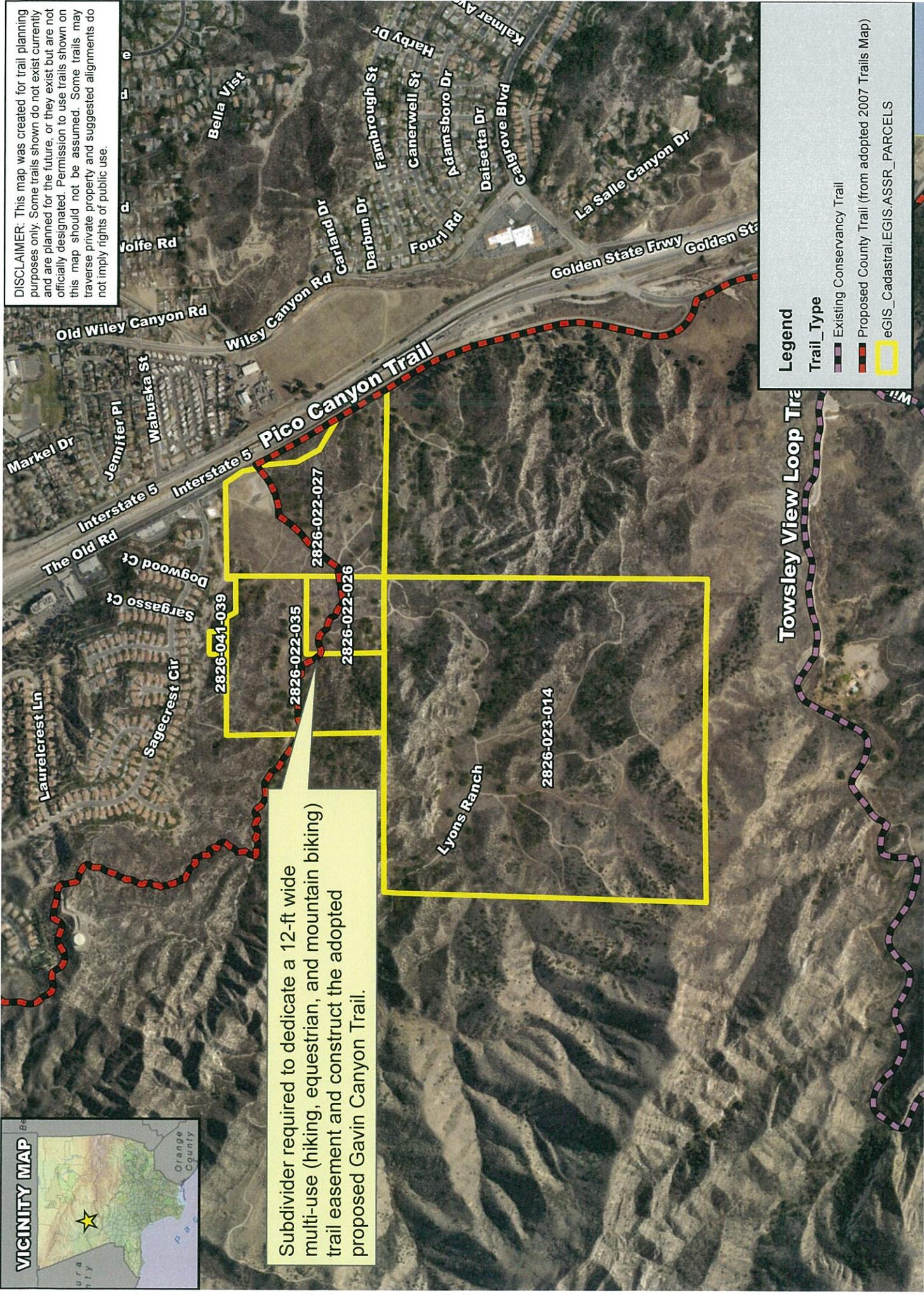

Kathline J. King, AICP
Chief of Planning

KK:FM:OR:or 53653_06.01.16 scm 07-07-16

Attachment: 53653_Trail Map

c: Parks and Recreation (N. E. Garcia, C. Lau, J. Chien, F. Moreno, O. Ruano)

DISCLAIMER: This map was created for trail planning purposes only. Some trails shown do not exist currently and are planned for the future, or they exist but are not officially designated. Permission to use trails shown on this map should not be assumed. Some trails may traverse private property and suggested alignments do not imply rights of public use.



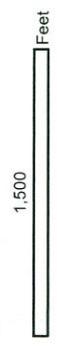
Legend

| Trail_Type | Description |
|------------|--|
| | Existing Conservancy Trail |
| | Proposed County Trail (from adopted 2007 Trails Map) |
| | eGIS_Cadastral.EGIS_ASSR_PARCELS |



Subdivider required to dedicate a 12-ft wide multi-use (hiking, equestrian, and mountain biking) trail easement and construct the adopted proposed Gavin Canyon Trail.

Date: 06/23
 Prepared By: Planning
 Aerial: LAR/JA
 Trails: EGIS.DPR_TRAI
 Parcels: EGIS.ASSR_PARCELS





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

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

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

TERRI S. WILLIAMS, REHS
Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Soils
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

June 28, 2016

Tentative Tract Map No. 53653

Vicinity: Newhall

Tentative Tract Map Date: June 01, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 53653** based on the use of public water (Valencia Water Company) and public sewer as proposed for wastewater disposal. A copy of a current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

A handwritten signature in black ink, appearing to read "V. C." or similar initials.

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