



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

February 5, 2019

Mr. Scott Smith, Williams Homes
21080 Centre Pointe Parkway
Santa Clarita, CA 91350

Dear Mr. Smith:

**PROJECT NO. 2018-000881-[5]
AMENDMENT TO REVISED VESTING TENTATIVE TRACT MAP NO. 52584-1
RPPL2018001257**

Hearing Officer Gina Natoli, by her action of **February 5, 2019**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **Tuesday, February 19, 2019**. **Appeals must be delivered in person.**

Appeals: **To file an appeal, please contact:**
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP | planning.lacounty.gov

Mr. Smith
February 5, 2019
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filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Steven Jones of the Land Divisions Section at (213) 974-6433, or sdjones@planning.lacounty.gov.

Sincerely,

Amy J. Bodek, AICP
Director



Joshua Huntington, Supervising Regional Planner
Land Divisions Section

JSH:SDJ

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee s Completion), Notice of Determination (1 original, 1 copy)

c: RPC

CP_DATE_FILENAME

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. 2018-000881-(5)
AMENDMENT TO REVISED VESTING TENTATIVE TRACT MAP NO. 52584-1
RPPL2018001257**

1. The Hearing Officer of Los Angeles County, Gina Natoli, conducted duly noticed public hearings in the matter of an amendment to conditionally approved Revised Vesting Tentative Tract Map No. 52584-1 ("Amendment") on January 8, 2019 and February 5, 2019.
2. Revised Vesting Tentative Tract Map No. 52584-1 ("RTR 52584-1") was approved by the Board of Supervisors on October 31, 2017 to create 497 single-family residence lots, one public park lot, 12 private recreation lots, 16 open space lots, 12 public facility lots, 21 private street lots, one water tank lot developed with two water tanks, one booster station lot and three pedestrian access lots (564 lots) on a 430.4-acre site in the unincorporated community of Castaic within the Newhall Zoned District, applied for by SFI Los Valles, LLC.
3. The Amendment proposes the following changes to the approved RTR 52584-1:
 - Adjust line-of-sight distances;
 - Reconfigure proposed roadways; and
 - Change earthwork movement volumes.
4. Only items proposed for modification are considered by the Hearing Officer at the public hearing. All other project features and conditions remain as previously approved. The conditions of approval provide for appropriate mitigation measures.
5. The amended revised map proposes to create 497 single-family residence lots, 10 storm drain maintenance lots, one water tank lot, one public park lot, 11 private recreation lots, one booster station lot, 25 private and future street lots and one private drive and fire lane lot for a total of 591 lots on 430.4 acres within the Castaic community in the Newhall Zoned District.
6. The subject site is located along Hasley Canyon Road near Del Valle Road in the Castaic community within the Newhall Zoned District.
7. The irregularly-shaped property is vacant and undeveloped, in a partially graded and natural condition with level to hilly and steeply sloping topography.
8. Access to the site is via Hasley Canyon Road.
9. The project site is within Zones A-2-2 (Heavy Agricultural – Two-Acre Minimum Required Lot Area), M-1.5-DP (Restricted Heavy Manufacturing – Development

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Program) and RPD-5,000-2.8U (Residential Planned Development – 5,000-Square Foot Minimum Required Area – 2.8 Dwelling Units Per Acre).

10. Surrounding zoning includes Zone A-2-2 (Heavy Agricultural – Two-Acre Minimum Required Area) to the west, Zones R-1 and R-1-5,000 (Single-Family Residence - 5,000 Square Feet Minimum Required Area) to the north, Zones O-S (Open Space) and RPD-6,000-3U (Residential Planned Development - 6,000-Square-Foot Minimum Required Area, Three Dwelling Units per Acre) to the east, and Zones RPD-5,000-2.8U (Residential Planned Development – 5,000 Square Feet Minimum Required Area – 2.8 Dwelling Units per Acre), M-1.5 (Restricted Heavy Manufacturing), M-1.5-DP (Restricted Heavy Manufacturing, Development Program), and A-2-2 to the south.
11. Surrounding properties are vacant and undeveloped, adjacent project open spaces or developed with single-family residences. Industrial uses are found south of the project site.
12. The project is consistent with the Zones A-2-2 and RPD-5,000-2.8U classifications and with the authorization of the associated density-controlled development CUP, the project design complies with the area requirements of the zones. Residential development is permitted and the proposed density is consistent with the maximum density permitted by the zoning designations and land use category.
13. The property is depicted in the Urban Residential (“H2”) land use category of the 2012 Santa Clarita Valley Area Plan (“Community Plan”). Residential development is permitted within the H2 land use category.
14. Conditional Use Permit No. RCUP-201300081 authorizes the proposed dwelling units within the Hillside Management area to ensure compliance with the performance review procedure for hillside development.
15. Staff received no public comments regarding the proposed scope of changes.
16. During the January 8, 2019 public hearing, the Hearing Officer heard a brief presentation from staff and the applicant was available to answer questions.
17. After discussion, the Hearing Officer requested more information on the proposed project’s impact and continued the public hearing to February 5, 2019.

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18. Subsequent to the continued meeting, the applicant supplied the Hearing Officer with exhibits to clarify the proposed amendments.
19. During the February 5, 2019 public meeting staff made a brief presentation highlighting the applicant's clarifications and the applicant's representative explained the technical reasons behind including a line-of-sight easement across lots no. 74 and 75.
20. The Hearing Officer finds that the requested amendments are in keeping with the intent of the approved revised tentative map and are necessary for project implementation.
21. The Hearing Officer finds that decrease in line-of-sight distance easement areas is necessary for pedestrian safety.
22. The Hearing Officer finds that the proposed roadway reconfiguration is necessary for pedestrian and vehicular safety, reduces proposed grading and provides for less impervious surface area.
23. The Hearing Officer finds that the adjustment to the movement of earth material volume reduces export grading and that less earthwork is a lesser impact to the environment because areas within the footprint currently authorized to be removed are proposed to remain undisturbed.
24. The Hearing Officer finds that the total earthwork is reduced by approximately 816,240 cubic yards because the proposal eliminates areas of approved grading activity, increasing the project site's undisturbed area.
25. The Hearing Officer finds that increased undisturbed area reduces the project's environmental impact.
26. The Hearing Officer determines that approval of this amendment map changes no map expiration dates. The expiration date of Revised Vesting Tentative Tract Map 52584-1 is currently October 31, 2019.
27. This tract map was originally approved as a vesting tentative map. As such, it is subject to the provisions of Section 21.38.010 of the County Code. The Amendment changes neither the vesting status nor the map expiration date.

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28. A final environmental impact report ("final EIR") was certified on October 31, 2017 which was prepared in accordance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and the County environmental document guidelines. The final EIR consists of the Draft EIR, the Technical Appendices, Responses to Comments and the final EIR (collectively referred to as the final EIR).
29. A mitigation monitoring program, consistent with the conclusions and recommendations of the final EIR, was prepared and its requirements have been incorporated into the conditions of approval for this project.
30. An addendum to the final EIR has been recommended as the appropriate environmental document for this project map amendment pursuant to CEQA and the Los Angeles County environmental document guidelines.
31. After consideration of the addendum to the certified final EIR, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the proposed amendment will have a significant effect on the environment.
32. The Hearing Officer finds that the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.
33. Approval of this amendment is subject to the subdivider's compliance with the attached conditions of approval.
34. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

THEREFORE THE HEARING OFFICER:

1. Approves the addendum to the final EIR and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves the Amendment to Revised Vesting Tentative Tract Map No. 52584-1 RPPL2018001257 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. 2018-000881-(5)
AMENDMENT TO REVISED VESTING TENTATIVE TRACT MAP NO. 52584-1
RPPL2018001257**

PROJECT DESCRIPTION

The project is Amendment to Revised Vesting Tentative Tract Map No. 52584-1 RPPL2018001257 ("Amendment"), which proposes to: adjust line-of-sight distances, reconfigure proposed roadways and change earthwork movement volumes to create 497 single-family residence lots, 10 storm drain maintenance lots, one water tank lot, one public park lot, 11 private recreation lots, one booster station lot, 25 private and future street lots and one private drive and fire lane lot for a total of 591 lots on a 430.4-acre site in the unincorporated community of Castaic within the Newhall Zoned District, applied for by SFI Los Valles, LLC:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to subdivider or subdivider's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the subdivider according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Approval of this amendment map changes no map expiration dates. The expiration date of Revised Vesting Tentative Tract Map 52584-1 is October 31, 2019.
8. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Hearing Officer may, after conducting a public meeting, revoke or modify this grant, if the Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
9. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the Fire Department.
10. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
11. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A" approved by the Director of Regional Planning ("Director").
12. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
13. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the

business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjoining surfaces.

14. The subject property shall be developed and maintained in substantial compliance with the Amendment to Revised Vesting Tentative Tract Map No. 52584-1 RPPL2018001257 dated November 7, 2018. If changes to the map are required as a result of instruction given at the public meeting, **six (6) copies** of a modified amendment shall be submitted to Regional Planning within three (3) days of the date of final approval.
15. In the event that subsequent revisions to the approved amendment are submitted, the subdivider shall submit **five (5) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
16. All Revised Vesting Tentative Tract Map TR52584-1 conditions of approval not amended by this amendment map and all conditions of previously approved, associated entitlements apply.

1/31/19

Attachments:

Subdivision Committee Report
Final EIR Addendum
Original approval package

The following report consisting of 185 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, 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. 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.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
11. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
12. The first unit of this subdivision shall be filed as Tract No. 52584-01, the second unit, Tract No. 52584-02, and so forth (or a modified unit map recording sequence approved by Public Works) and the last unit, Tract No. 52584.
13. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
14. Grant ingress/egress and utility easements to the public over the private and future or future streets.
15. The street frontage requirement for Lots 490, 491, and 492, needs to be waived by the Advisory Agency.
16. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
17. Depict all line of sight easements on grading and/or landscaping plans.
18. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Regional Planning and Public Works.
19. 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.

TRACT NO. 52584-1 (REV.) AMEND REV'D TENTATIVE MAP DATED 11-07-2018
AMEND REV'D EXHIBIT "A" DATED 11-07-2018

20. 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.
21. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
22. Permission is granted to record large lots (20-acre or more) parcel/tract map as shown on the insert map provided street right of way and slope easements are dedicated along the latest IEC approved alignment on Hasley Canyon Road to the satisfaction of Public Works. In addition, make an offer of private and future right of way and slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.
23. Within 30 days of the approval date of this land use entitlement or at the time of the 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 Phoenix Khoury

Phone (626) 458-3133

Date 12-04-2018

tr52584La-rev'd map-rev2 RPPL2018001257
<http://planning.lacounty.gov/case/view/98-034/>



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 52584-1

TENTATIVE MAP DATE: 11/07/2018

EXHIBIT MAP DATE: 11/07/2018

HYDROLOGY UNIT CONDITIONS OF APPROVAL

1. Install a flood control infiltration chamber (concrete vault or equal), along with associated pre-treatment device, inlet storm drain pipe and overflow emergency storm drain pipe, within Lot 518, as specified in the revised hydrology study to the satisfaction of the Department of Public Works. The improvement shall be transferred to Los Angeles County Flood Control District (LACFCD) for maintenance, along with all necessary easements for flood control purposes and access, to the satisfaction of the Department of Public Works.
2. Dedicate building restriction rights on Lot 518 over LACFCD easements, to the satisfaction of the Department of Public Works.

Prior to Improvement Plans Approval:

1. Comply with revised hydrology study, approved after 11/28/2018, to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Wildlife.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Army Corps of Engineers.
5. A maintenance permit is required from the State Department of Fish and Wildlife, the Army Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to LACFCD or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

Prior to Improvement Acceptance for Public Maintenance:

1. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by: 

Nargiss Majrooh

Date: 11/28/2018

Phone: (626) 458-4921

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

Tentative Tract Map 52584 Tentative Map Dated 11/7/18 (Amend./Exhib.) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 3,548,800 yd³ Location Castaic/Hasley Canyon APN _____
Geologist A.E. Seward Engineering Geology Subdivider SFI Los Valles LLC
Soils Engineer A.E. Seward Engineering Geology Engineer/Arch. Alliance

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 2/23/18, 1/5/16, 6/7/13, 8/27/04, 4/16/03, 1/9/01, 6/7/00, 3/31/00, 10/22/99, 1/15/99
References: _____


TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

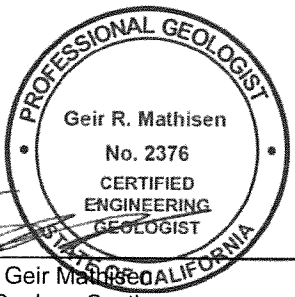
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

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

THE SOILS REPORT DATED 6/7/13 INDICATES THERE MAY BE ENVIRONMENTAL CONCERNS REGARDING THE PRESENCE OF OIL WELLS.

Prepared by _____

Jeremy Wan
Soils Section


Geir Mathisen
Geology Section
Date 11/20/18

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.
052584, Castaic, TTM-12_A.docx

1. Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

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

Oil, Gas, and Geothermal Resources (DOGGR) for the adjustment of well casing in compliance with Title 14, Section 1723.5 of the California Code of Regulations, as necessary.

4. Record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

5. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
6. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing flows from off-site.

PC

Name Patricia Constanza Date 12/03/18 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 52584\GP 52584\Tentative Map submittal\2018-11-14 TTR 52584 Submittal\TR 52584g -amend Conditions.doc

TENTATIVE MAP DATED 11-07-2018
EXHIBIT "A" MAP DATED 11-07-2018

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent with the exception of "O" street, which is approved as shown on the tentative map. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds provided in the following Condition No. 6
6. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with the following design speeds and sight distances:

Right of way (Ft)	Min. Centerline Radius (Ft)	Design Speed (Mph)	Sight Distance (Ft)
64	350	40	415
60	250	30	310
58	100'	25	260

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required

TENTATIVE MAP DATED 11-07-2018
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7. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.
8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
10. Permission is granted to use 12% grades on Hayward Drive at locations to the satisfaction of Public Works.
11. The maximum permissible grade of Hayward Drive across the intersection with Barcelona Drive is 10%.
12. Provide minimum landing area of 100 feet for local collectors (64-foot wide right of way), 50 feet for local access roads (60-foot wide right of way), and 25 feet for cul-de-sac (58-foot wide right of way) at a maximum 3 percent grade on all "tee" intersections.
13. Provide intersection (vertical) sight distance for a design speed of 60 mph on Hasley Canyon Road from Los Valles Drive.
14. Depict all line of sight easements on the road plan, and on landscaping and grading plans.
15. Provide standard property line return radii of 13 feet at all local street intersections.
16. Provide standard property line return radii of 27 feet at the intersection of Los Valles Drive and Hasley Canyon Road to the satisfaction of Public Works.
17. Dedicate right of way 40 feet from centerline and easement for road and drainage purposes on Hasley Canyon Road east of new Del Valle Road per C.S.B.-5149/P-195 or per the latest I.E.C. approved alignment. The centerline alignment on the new Del Valle Road is per P- 269.
18. Dedicate right of way 32 feet from the latest I.E.C. approved centerline on Hasley Canyon Road west of new Del Valle Road along the property frontage.

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19. Make an offer of eight feet of future right of way beyond the 32 feet dedication from the latest I.E.C. approved alignment on Hasley Canyon Road west of new Del Valle Road.
20. Dedicate easements for road and drainage purposes on Hasley Canyon Road west of the new Del Valle Road to the satisfaction of Public Works.
21. Dedicate a minimum of 78 feet of right of way on Los Valles Drive from Hasley Canyon Road to the roundabout to the satisfaction of Public Works. Additional right of way for turning lanes may be required on this street.
22. Dedicate right of way for the roundabout at the intersection of "A" Street and Los Valles Drive to the satisfaction of Public Works.
23. The design detail of the roundabout is not necessarily approved. The design will be reviewed at the improvement plan stage to the satisfaction of Public Works.
24. Dedicate right of way for Los Valles Drive from the roundabout to Barcelona Drive, for Barcelona Drive, for Hayward Drive (including the cul-de-sac), for "O" Street, for "R" Street in accordance with the typical sections on the Amended Tentative Map dated November 07, 2018 and to the satisfaction of Public Works.
25. The alignment of Hayward Drive must be compatible with Tract 44800 to the east and the alignment of Barcelona Drive must be compatible with Tract 44471 to the north.
26. Make an offer of private and future right of way for Vista Grande Place, Los Montanes Drive, Los Altos Drive, Buena Vida Way, Belleza Way, "A", "B", "C", "D", "E", "F", "G", "H", "I", "K", "L", "M", "N", "P", "Q", "S", "T", "U" and "V" Street in accordance with the typical sections on the Amended Tentative Map dated November 07, 2018 and to the satisfaction of Public Works.
27. Provide additional right of way in the vicinity of the gated entrances on "A" Street, "B" Street, and Los Montanes Drive with adequate numeric keypads setback from the right of way (50 feet minimum) and turnaround (radius of 32 feet minimum) to the satisfaction of Public Works.
28. Construct the gated entrances to the satisfaction of Public Works. Provide a minimum of 50 feet of stacking length in the vicinity of the gated entrance to the satisfaction of Public Works. If an entry key pad is provided preceding the gate, the

TENTATIVE MAP DATED 11-07-2018
EXHIBIT "A" MAP DATED 11-07-2018

staking length shall be measured from the entry key pad to the road right of way line. The median nose at the gated entrance shall be set back a minimum of 20 feet from the right of way.

29. Permission is granted to reduce the parkway width from 12 feet to 3 feet on the westerly side on the interior single loaded cul-de-sac Belleza Way to the satisfaction of Public Works.
30. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
31. Construct curb, gutter, base, pavement, sidewalks (adjacent to property line), curb ramps on all dedicated and private and future streets within the tract boundaries in accordance with the typical sections on the tentative map to the satisfaction of Public Works.
32. Plant street trees and provide irrigation system for street trees within the tract boundaries to the satisfaction of Public Works.
33. Construct additional pavement on Hasley Canyon Road at Los Valles Drive to provide a left-turn lane and transitions to the satisfaction of Public Works.
34. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on all local streets except future streets within the tract boundaries to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

TENTATIVE MAP DATED 11-07-2018
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- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and for any questions at (626) 300-4726.
- c. Note that the annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
- e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
35. Provide street names and install street name signs prior to occupancy of buildings.
36. Install postal delivery receptacles in groups to serve two or more residential units to the satisfaction of the Postal Service and Public Works.

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37. Prepare signing and striping plans (interim and ultimate) for Hasley Canyon Road within or abutting this subdivision to the satisfaction of Public Works.
38. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
39. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
40. A traffic study was reviewed and approved by Public Works. Comply with the traffic mitigation measures as indicated on the attached letter dated March 17, 2015 from our Traffic and Lighting Division to the satisfaction of Public Works
41. Prior to Building permit issuance, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in effect at the time of permit issuance. The current applicable fee is \$20,190 per factored unit and is subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels/property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.

B&T credits shall be provided to the subdivider in accordance with the attached "Settlement Agreement and Release" (Document No. 20111206190, dated 09/06/2011) between the subdivider and the County of Los Angeles.

Credits will only be made on improvements constructed by the subdivider that are include as District improvements and are deemed ultimate improvements (as opposed to interim improvements).

42. Additional requirements:
 - a. The proposed roundabout alternative (Roundabout Detail on the CUP Exhibit A map) is not necessarily approved. If permitted, the subdivider shall provide right of way and meet design standards to the satisfaction of Public Works.

TENTATIVE MAP DATED 11-07-2018
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- b. The proposed profiles on the Exhibit are not necessarily approved. The subdivider shall meet all design standards to the satisfaction of Public Works.

- c. An offer of future right of way 64 feet in width to The County of Los Angeles along the westerly tract boundary between the existing right of way of Hasley Canyon Road and the southerly boundary of APN 3247-032-026 (the Lombardi property) has been recorded per Document No. 20072211391. Make an offer of easement for road construction purposes in addition to the aforementioned offer of future right of way to the satisfaction of Public Works.

Prepared by Joseph Nguyen
tr52584r-amend



Phone (626) 458-4921

Date 12-02-2018



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephones: (626) 458-5100
<http://dpw.lacounty.gov>

TR 52584

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

March 17, 2015

IN REPLY PLEASE
REFER TO FILE T-4

Mr. David S. Shender, P.E.
Linscott, Law & Greenspan, Engineers
20931 Burbank Boulevard, Suite C
Woodland Hills, CA 91367

Dear Mr. Shender:

LOS VALLES PROJECT TRAFFIC IMPACT ANALYSIS – MAY 20, 2014 UNINCORPORATED CASTAIC AREA

As requested, we reviewed the Traffic Impact Analysis (TIA) for the Los Valles project located at the intersection of Del Valle Road and Hasley Canyon Road in the unincorporated Castaic area.

We generally agree with the TIA that the traffic generated by a project alone will not have a significant impact to County roadways or intersections in the area.

We generally agree with the TIA that the traffic generated by this project and other related projects will have a significant cumulative impact at the intersection listed below. The improvements listed below are currently under construction and are expected to mitigate the project's significant cumulative impact at the intersection.

Commerce Center Drive at State Route 126

- Widen State Route 126 from two to four through lanes in each direction along Commerce Center Drive.
- Convert the existing signalized intersection into a full movement, grade-separated interchange.
- Construct new on- and off-ramps on Commerce Center Drive and Henry Mayo Drive.
- Install traffic signals for newly constructed ramps.
- Realign Henry Mayo Drive.

FILE COPY

Mr. David S. Shender
March 17, 2015
Page 2

In the event the Environmental Impact Report (EIR) prepared for the Los Valles project determines that the project would result in significant impacts to the California Department of Transportation facilities, the project also needs to reach an understanding with Caltrans as to the improvements necessary to mitigate the identified impacts. Therefore, if the EIR identifies significant impacts to Caltrans' facilities, the following mitigation is required:

The applicant shall consult with Caltrans to determine the improvements necessary to mitigate the significant impacts to State Highway facilities that would result from the addition of project traffic. Once the improvements are determined, the applicant shall either construct the necessary improvements or pay an equitable share consistent with applicable law towards construction of the improvements. In furtherance of this requirement, if the EIR identifies significant impacts to Caltrans' facilities, the applicant shall enter into a traffic mitigation agreement with Caltrans before or within 6 months of certification of the Los Valles project's EIR.

The project is located within the Castaic Bridge and Major Thoroughfare District. Consequently, the project shall pay its share of the Castaic Bridge and Major Thoroughfare District fees prior to approval of the final map. Please contact Land Development Division for the determination and payment of these fees.

If you have any questions regarding the review of this document, please contact Mr. Kent Tsujii of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4776.

Very truly yours,

GAIL FARBER
Director of Public Works



DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

KRC:mr
P:\TL\Pub\STUDIES\EIR 13-0145 - LOS VALLES.DOCX

bc: Land Development (Narag)

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC11838AS, dated 07-13-2016) was reviewed and approved. Obtain an updated Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant. No additional mitigation measures are required. Since sewer alignment has changed per the latest tentative map, a revision to the approved sewer area study is required to reflect the changes. The sewer area study once re-approved shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall construct the sewer to connect to PC 11572 and PC 11488.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.
5. A minimum of 10-foot sewer easement along the proposed sewer, ingress and egress easements are required to the satisfaction of Public Works. (For proposed sewer not located within public R/W)


Prepared by Nikko Pajarillaga
Tr52584sa-1-Amend Map-rev2.doc

Phone (626) 458-3137

Date 11-19-2018

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 (including any approved water pump stations) 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. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

Prior to building permits are issued:

4. Submit landscape and water efficient plans for each open space lot in the land division with an aggregate landscape area equal to or greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. If recycled water will be available from CLWA, install a separate water irrigation system for recycled water use per landscape plans.



Prepared by Tony Khalkhali
tr52584wa-rev2.doc

Phone (626) 458-4921

Date 11-28-2018



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

CASE NUMBER: RPPL2018001257 MAP DATE: November 7, 2018
PROJECT NUMBER: TR 52584-1 Amendment Map

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. 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. Submit a Preliminary Water Design Report, or equivalent, from Los Angeles County Waterworks District Number 36 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 Final Map clearance.
6. Submit a copy of the Water Improvement Plans to the Fire Department showing the installation of **54** public fire hydrants, **53** with residential fire flow and **1** with commercial fire flow, as noted on the Tentative Map for review and approval prior to Final Map clearance.



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CASE NUMBER: RPPL2018001257 MAP DATE: November 7, 2018
PROJECT NUMBER: TR 52584-1 Amendment Map

7. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.
8. Submit a copy of the Grading Plan to the Fire Department for review and approval. Compliance required 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).
2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. The Residential Lots shall provide shall provide a minimum paved unobstructed fire lane width of 20 feet, clear to the sky, when required. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The Recreational Center shall provide a minimum paved unobstructed fire lane width of 26 feet, clear to the sky. Also provide a minimum unobstructed width of 5 feet for fire fighter pedestrian access around the first level of the Recreational Buildings. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



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Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2018001257 MAP DATE: November 7, 2018
PROJECT NUMBER: TR 52584-1 Amendment Map

5. The Recreational Center building shall not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide a minimum paved unobstructed fire lane width of 28 feet, clear to the sky and 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. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
7. Any proposed alternate surface on any fire lane shall be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the alternate surface product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.
8. Any 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.
9. 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.



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CASE NUMBER: RPPL2018001257 MAP DATE: November 7, 2018
PROJECT NUMBER: TR 52584-1 Amendment Map

10. All proposed roundabout shall provide a minimum unobstructed width of 20 feet between all raised medians/obstacles in order to provide adequate fire apparatus access. Additional access width may be required if the roundabout is within for a commercial and high density residential planning area. 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. Access compliance will be performed when the final design plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A prior to building permit issuance.
12. The proposed Water Tanks Lot shall provide a minimum unobstructed access road width of 15 feet with an all-weather access surface. The required width and surface for the access road will have to be accepted by the jurisdictional water company. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
13. Install **53** Residential public fire hydrants and install **1** Commercial public fire hydrant for this development. The required fire hydrants are plotted on the Tentative Map, copy is located in the Fire Department file. 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 Residential public fire hydrants 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 duration of 2 hours, over and above maximum daily domestic demand.



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CASE NUMBER: RPPL2018001257 MAP DATE: November 7, 2018
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16. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the Residential public fire hydrants 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 Commercial public fire hydrant for the Recreation Center building can be up to **1500** gallons per minute at 20 psi for a duration of 2 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. 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.
22. 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.



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CASE NUMBER: RPPL2018001257 MAP DATE: November 7, 2018
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23. 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 # 52584	DRP Map Date: 11/07/2018	SCM Date: 12/13/2018	Report Date: 11/20/2018
Park Planning Area # 35B	CSD: CASTAIC AREA CSD	Map Type: Amendment Map - Tract	

Total Units 497 = Proposed Units 497 + Exempt Units 0

Park land obligation in acres or in-lieu fees:

ACRES:	5.11
IN-LIEU FEES:	\$1,080,712

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.

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

The park obligation for this development will be met by:

The dedication of 5.28 acres for public park.
Conditions of approval attached to report.

Trails:

See also attached Trail Report

Comments:

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

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



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



PARK OBLIGATION WORKSHEET

Tentative Map # 52584	DRP Map Date: 11/07/2018	SCM Date: 12/13/2018	Report Date: 11/20/2018
Park Planning Area # 35B	CSD: CASTAIC AREA CSD	Map Type: Amendment Map - Tract	

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

$$(P) \text{ people} \times (0.0030) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
- 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

Park Planning Area = **35B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.43	0.0030	497	5.11
M.F. < 5 Units	3.72	0.0030	0	0.00
M.F. >= 5 Units	2.74	0.0030	0	0.00
Mobile Units	2.81	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			497	5.11

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	5.11	\$211,320	\$1,080,712

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
511	public park	5.28	100.00%	5.28
Total Provided Acre Credit:				5.28

Acre Obligation	Public and Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
5.11	5.28	-0.17	\$211,320	\$0



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

December 4, 2018

Mr. Steven Jones, AICP
Principal Regional Planner
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Jones:

**VESTING TENTATIVE TRACT MAP (VTTM) 52584 (LOS VALLES)
PARK AND TRAIL CONDITIONS OF MAP APPROVAL
REGIONAL PLANNING MAP DATED NOVEMBER 7, 2018**

This letter details the Department of Parks and Recreation (Department)'s park and trail conditions of map approval for the above map.

PARK CONDITIONS

As shown in the attached Park Obligation Report, the basic Quimby park land obligation for this proposed residential subdivision is 5.11 net acres (maximum slope 3%). For details, see attached Park Obligation Report and Worksheet. The Subdivider is proposing to include one public park as part of the subdivision: Lot 511 (5.28 net acres). The Department recommends that the Subdivider develop and then convey to the County the public park provided that the site is deemed acceptable after a review of the required submittals listed below. For detailed requirements for pre-public hearing submittals referenced in the following conditions, please refer to the Public Park Checklist of Required Submittals attached to this report.

1. Subdivider shall convey to the County a developed, 5.28 net-acre Public Park ("the Public Park"), shown on Lot 511 within the Vesting Tract Map No. 52584
2. The Public Park shall contain the following improvements which are shown in the park schematic design approved on September 20, 2018: Parking lot, restroom building, children's play areas for ages 2-5 and 5-12, group picnic shelter, basketball court, walking path, benches, open turf play area, landscaping, and signage.
3. The following off-site improvements to the Public Park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections,

including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer and telephone).

4. Prior to the Department clearing the first final (unit) map containing housing, Subdivider shall enter into a Park Development Agreement (PDA) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the Public Park in accordance with updated costs estimates for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on October 18, 2016, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW). Bonds may need to be updated prior to construction commencement if contracted construction costs change. For more information, please refer to the link below:
<http://file.lacounty.gov/SDSInter/bos/supdocs/108114.pdf>.
5. Prior to the Department clearing the first final (unit) map containing housing, and for the Public Park, Subdivider shall submit a critical path method (CPM) schedule ("Park Delivery Schedule"). Said schedule shall include design development submittals and submittals required for the various stages of construction document development, permits and approvals, park construction commencement and completion dates, ALTA title policy, deed preparation and review, and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this condition, the Department shall give written notice to Subdivider requesting submittal of the delinquent schedule update. Notice shall be deemed given when deposited in the U.S. Post Office or reliable over-night courier; postage prepaid, addressed to Subdivider, or by personal delivery to Subdivider's relevant address set forth in the PDA. If the requested update is not received within thirty (30) days after such notice is given, the Department will withhold further clearance of unit maps until the delinquent schedule update is received.
6. Lot 511, Public Park:

- a. Subdivider shall enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing.
 - b. Subdivider shall commence Public Park construction prior to the County issuing the 200th residential building permit and complete park construction and convey the park to the County 14 months after construction commencement. Commencing when the first residential building permit is issued, Subdivider shall submit monthly reports to the Department that identify for each unit map the number of residential units for which building permits were issued ("permitted units") for the month and cumulative to date, and which relate permitted units to owner, building number, building type (e.g., single family home, condominium, apartment) and lot number. The monthly reports are due on the first County business day of each month until the park is conveyed to the County. Failure to provide the Department with a report or to commence construction prior to the 200th residential building permit, or to convey the park to the County prior to the 400th residential building permit will result in the Department requesting the Department of Public Works to withhold further issuance of residential building permits until the respective report is received or park construction is commenced, or the park is conveyed to the County.
 - c. Construction commencement is defined as the Subdivider starts precise grading and/or installing utilities for the Public Park.
7. Whenever a final map having multiple residential units on one or more lots is submitted to the Department for clearance, it shall be accompanied by a letter/table signed by the engineer of record identifying each residential lot by the number and amount of residential units organized into the following categories.
- a. Single-Family (SF) detached units (includes detached condominium product);
 - b. Multi-family dwelling units, <5 units per building (duplex-, tri-plex-, four-plex-, and town-home product types, condominiums and apartments); and
 - c. Multi-Family dwelling units, 5 or more units per building (townhomes, condominiums, apartments).
8. Subdivider shall submit park plans and specifications to the Department for review and approval during the design development stage (100%), fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications shall be in Construction Specification Institute (CSI) 8 ½-inch by 11-inch book format. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly

labeled on the drawings and specifications. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of the next said stage unless it is determined that the change is significant whereas the construction document would be resubmitted prior to permission by Department for Subdivider to proceed with the next stage. The Public Park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.

9. Subdivider shall obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the Public Park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the Public Park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines. Playground certification shall be met by providing a satisfactory report from a third party independent auditor that holds a current certification as a Playground Safety Inspector in good standing by the National Playground Safety Institute.
10. Subdivider shall designate and identify a project manager who will oversee design and construction of the Public Park. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the Public Park site and the park improvements for inspection purposes and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk

through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

11. Subdivider shall provide the Department with written Notice of Construction Commencement for the Public Park site. Construction Commencement is defined as when the Subdivider starts installing utilities for the Public Park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.
12. Upon Department's Notice of Acceptance of Completed Park Improvements, Subdivider shall provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the Public Park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD format.
13. Subdivider shall convey the Public Park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those not interfering with the use of the property for park or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the Public Park and shall deliver the recorded deed to the Chief Executive Office - Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.
14. Any major change proposed by the Subdivider to the Public Park's size (not more than a variance of two (2) acres), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by the Department's Design Review Committee, shall be deemed a revision of the tentative

tract or parcel map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.

TRAIL CONDITIONS

The Department is requiring the Subdivider to dedicate a twenty (20) foot wide multi-use (hiking, equestrian, and mountain biking) trail easement, Trail Rest Area easement, twenty (20) foot wide Trail Maintenance Access Road easement, construct a variable-width seven (7) to ten (10) foot wide trail and construct a twelve (12) foot wide Trail Maintenance Access Road within said easements. The location of the proposed Hasley Canyon Trail (Trail) alignment, and Trail Rest Area, and Trail Maintenance Access Road, as shown on the amended map and amended exhibit map is acceptable to the Department.

The Department's trail conditions of map approval are as follows:

1. Subdivider shall dedicate to the County of Los Angeles a twenty (20) foot wide Trail easement, (20) foot wide Trail Maintenance Access Road easement and Trail Rest Area easement, as shown within the proposed open space lot 524 on map sheet one (1) of seven (7) and map sheet six (6) of seven (7).
2. Subdivider is responsible to construct a variable-width seven (7) to ten (10) foot wide natural surface Trail within said easement. See Trail Classification Guidelines for "Natural Trail 1" within Section 4.3.1-1 of the County of Los Angeles Trails Manual (Trails Manual) at www.trails.lacounty.gov/Documents.
3. Subdivider is responsible to construct a twelve (12) foot wide natural surface Trail Maintenance Access Road within said easement.
4. Subdivider is responsible to:
 - a. Provide a detailed Trail Rest Area Plan to the Department for review and approval, prior to construction.
 - b. Construct the Trail Rest Area and Trail Maintenance Access Road and install the Access gate per approved Plan and Details Schedule (1-20 items), as shown within Exhibit A map sheet six (6) of eight (8).
5. Full public recreation access shall be provided for the regional multi-use Trail.
6. Trail easement dedications shall be outside the public road right-of-way.
7. Prior to project grading, the Subdivider shall submit grading plans to the Department with detailed Trail grading information. The detailed Trail grading information shall

conform to Section 4.0 Trail Design Guidelines within the Trails Manual, any applicable County codes and include the following:

- a. Cross slope gradients not to exceed four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not-to-exceed twelve percent (12%) for more than fifty feet (50'), unless approved by the Department.
 - b. Typical trail section and details to include:
 - Width or variable-width of Trail
 - Longitudinal (running) gradients
 - Cross slope gradients
8. After project and trail grading approvals, but prior to building permit issuance, the Subdivider shall:
- a. Submit a preliminary construction schedule showing milestones for completing the Trail. Provide updated trail construction schedules to the Department on a monthly basis.
 - b. Stake the centerline of the Trail and then schedule a site meeting with the Department's Trails Section representative for trail alignment inspection and approval.
9. Subdivider shall design and construct the specified width of trail within the twenty-foot (20') wide dedicated easement in a manner consistent with Section 4.0 Trail Design guidelines of the Trails Manual. Significant deviation from the Trail Design Guidelines must be reviewed and approved by the Department.
10. Subdivider is responsible to install lodgepole Trail fencing, per specifications listed below:
- a. Lodgepole Trail Fencing Specifications: Pine posts are treated w/Alkaline Copper Quaternary (ACQ) Compounds wood preservative. Vertical post size is seven (7) feet by seven (7) inch diameter. The posts have two holes at eighteen (18) inches on center and the top rail is six (6) inches from the post top to the center line of the horizontal rail. The rails (two [2] per fence segment) are ACQ treated and they are eight (8) feet in length by four and one-half (4½) inch diameter with two and one-half (2½) inch diameter beveled ends.
 - b. Vertical Post Installation: The posts are installed at forty-two (42) inches above grade and thirty (30) inches below grade. Posts are set in three quarter (¾) inch

aggregate base layer with a minimum twelve (12) inches deep of compacted earth from ground surface.

11. Subdivider shall notify the Department within five (5) business days of completion of trail construction including installation of all required amenities for a Final Inspection Trail Walk to ensure the Trail, Trail Rest Area, and Trail Maintenance Access Road and associated gate were constructed in compliance with the Trail Design Guidelines, and approved Trail Rest Area Plan. Any portions of the constructed Trail, Trail Rest Area, and Trail Maintenance Access Road and Access gate not approved, shall be corrected and brought into compliance within thirty (30) calendar days. The Subdivider shall then call the Department to schedule another site inspection.
12. Prior to the Department's final acceptance of the constructed Trail alignment and Trail Rest Area the Subdivider shall:
 - a. Submit electronic copies on CD or DVD (AutoCAD) of the as-built Trail, grading and construction drawings to the Department's Trails Planning Section representative.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail.

The Department will issue a trail acceptance letter only after receiving a written request for final trail approval, and As-built trail drawings.

If you have any questions regarding the park conditions, please contact Loretta Quach of my staff at (626) 588-5305 or lquach@parks.lacounty.gov. For questions regarding the trail conditions, please contact Robert Ettleman at (626) 588-5323 or by e-mail at rettleman@parks.lacounty.gov.

Sincerely,



Kathline J. King
Chief of Planning

KK:LQ:RE:nr

- c: BrightView (A. Hui, Y. Nagata, D. Hoon)
Alliance Engineering (E. Stanley, M. Cooper, J. Vroom, J. Erwin)
Parks and Recreation (J. Gargan, J. Smith, C. Lau, L. Quach, M. O'Connor,
R. Ettleman)



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH**

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

December 11, 2018

CASE NO. RPPL2018001257_Amendment Map

PROJECT: TR52584-1

PLANNER: Steve Jones

LOCATION: 29323 Hasley Canyon Road Castaic CA 91384

The Department of Public Health-Environmental Health Division has reviewed the information provided for the Amendment Tentative Tract Map 52584-1. The applicant has submitted the WSA dated August 2017 and Noise study.

Public Health recommends Departmental clearance for the project.

For any questions regarding this report, please contact Vincent Gallegos, Land Use Program vgallegos@ph.lacounty.gov

*Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV*