



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE: LD-1

November 30, 2010

TO: Paul McCarthy
Impact Analysis Section
Department of Regional Planning

Attention Michelle Bush

FROM:  Steve Burger
Land Development Division
Department of Public Works

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND)
TENTATIVE TRACT NO. 52729
PROJECT NO. 98173, CUP 98-173-(5), RENV IS98173**

We reviewed the IS/MND for Tentative Tract No. 52729. The project proposes to develop 36 single-family lots on an 80-acre site with 2-acre minimum lot size. The project also proposes 600,000 cubic yards of cut and fill, which will be balanced on-site. Access will be taken from the future connection of Sloan Canyon Road. The project requests a Conditional Use Permit for on-site grading and hillside management and an Oak Tree Permit for removal of five Oak trees. The project is located south of Sloan Canyon Road, north of Hillcrest Parkway, and west of Meadowgrass Drive, within the Santa Clarita Valley Area Plan.

The following comments are for your consideration and relate to the environmental document only:

Hazards-Flood/Water Quality

A Drainage Concept/Hydrology Study is required to analyze the extent of drainage impacts and provide mitigation measures acceptable to the County. It should also address Standard Urban Stormwater Mitigation Plan and Low-Impact Development based on the County's standards. Specifically, the concept should calculate and mitigate the increases in runoff, analyze the change in drainage patterns and the

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capacity of existing storm drain facilities, and show proposed drainage facilities and debris mitigation measures on hydrology study maps. Provide grading/drainage covenants from any off-site properties impacted by the proposed improvement if applicable.

If you have any questions regarding flood/water quality comment, please contact Gary Guo at (626) 458-4921 or gguo@dpw.lacounty.gov.

Hazards-Geotechnical/Soils/Geology

Portions of the site are located within potentially liquefiable areas per the State of California Seismic Hazard Zones Map–Val Verde Quadrangle. Since there are potential hazards, the finding of MND for soils/geology should be indicated in the Initial Study document.

If you have any questions regarding geotechnical/soils/geology comment, please contact Jeremy Wan at (626) 458-4921 or jwan@dpw.lacounty.gov.

Services-Water

Page 22, Services–5 Utilities/other services, Item A: Per the County of Los Angeles Waterworks Districts letter dated September 2, 2010, the District has evaluated the development's impact on the District's water supply and will require on-site and off-site water system facility improvements. On-site water facilities (including construction of a 12-inch-diameter water main along Sloan Canyon Road within the project limits) and off-site water system facilities (including the upgrade of the District's Hasley Canyon Pump Station) must be designed by a California-licensed Civil Engineer (retained by the owner/developer) and reviewed and approved by the District. Once the facilities are constructed to the satisfaction of the District, the water system facilities, including required rights of way, are to be dedicated to the District for subsequent operation and maintenance.

If you have any questions regarding the water/sewer comment, please contact Greg Even at (626) 300-3331 or geven@dpw.lacounty.gov.

Services-Traffic/Access

1. **HAZARDS-1. Geotechnical Section question "c":** The IS/MND should disclose that should there be slope stability issues associated with the project,

the extent of grading may be increased substantially. Further, geotechnical investigations and review of reports by Public Works' Geotechnical and Materials Engineering Division (GMED) will be required to make a determination regarding this impact.

2. **HAZARDS-1. Geotechnical Section question "d":** The IS/MND should disclose that liquefaction remediation may increase grading for the project site substantially and further geotechnical investigations and review of reports by GMED will be required to make a determination regarding this impact.
3. **HAZARDS-1. Geotechnical Section question "g":** The IS/MND should disclose that should there be expansive soil issues associated with the project, the extent of grading may be increased substantially and further geotechnical investigations and review of reports by GMED will be required to make a determination regarding this impact.
4. **HAZARDS-2. Flood Section question "c":** The IS/MND should disclose that should there be high mudflow issues associated with the project, the extent of grading may be increased substantially and further geotechnical investigations and review of reports by GMED will be required to make a determination regarding this impact.
5. **HAZARDS-2. Flood Section question "d":** The IS/MND should disclose that should there be high erosion and debris deposition issues associated with the project, the extent of grading may be increased substantially and further geotechnical investigations and review of reports by GMED will be required to make a determination regarding this impact.
6. **SERVICES-1. Traffic/Access Section question "d":** The project is located in an isolated area that currently has no improved street access. The applicant states that the project's proposed street improvements will make the property more accessible. The full scope of improvements, including off-site access improvements, needs to be further elaborated in the IS/MND as well as illustrated on an exhibit to fully disclose related grading and drainage impacts. The tentative map also lacks the appropriate detail as to the nature of the potential off-site improvements/impacts. The tentative map needs to be revised to reflect the extent of off-site improvements.

If you have any questions regarding the traffic/access comment, please contact David Esfandi at (626) 458-4921 or mesfandi@dpw.lacounty.gov.

Other-Environmental Safety

1. Construction, demolition, and grading projects in the County's unincorporated areas are required to recycle or reuse a minimum of 50 percent of the construction and demolition debris generated by weight per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted to and approved by Public Works' Environmental Programs Division before a construction, demolition, or grading permit may be issued.
2. Should any operation within the proposed project include the construction, installation, modification, or removal of underground storage tanks, industrial waste treatment, or disposal facilities, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.

If you have any questions regarding the environmental safety comment, please contact Corey Mayne at (626) 458-3524 or cmayne@dpw.lacounty.gov.

If you have any additional questions or require more information, please contact Toan Duong at (626) 458-4945 or tduong@dpw.lacounty.gov.

JY:ca

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