



**CITY OF SANTA CLARITA
AGENDA REPORT**

CONSENT CALENDAR

CITY MANAGER APPROVAL: Ken Striplen

DATE: November 12, 2019

SUBJECT: APPROVAL OF FINAL TRACT MAP, ACCEPTANCE OF OFFERS OF DEDICATION, REJECTION OF IRREVOCABLE OFFER OF DEDICATION, AND ABANDONMENT OF EASEMENT FOR TRACT NO. 73858-01 - PLUM CANYON AREA D

DEPARTMENT: Public Works

PRESENTER: Shannon Pickett

RECOMMENDED ACTION

City Council:

1. Approve Final Tract Map for Tract No. 73858-01.
2. Accept on behalf of the public the offers of dedication of: (1) the easements for public use and road purposes; (2) the easements for sanitary sewer and sanitary sewer ingress and egress purposes; (3) all sanitary sewers and appurtenant structures; (4) the easements for covered storm drain, appurtenant structures, and ingress and egress purposes; (5) the right to prohibit any and all allowable uses within open space; (6) the easement for sight distance purposes; and (7) the right to restrict direct vehicular ingress and egress to Skyline Ranch Road and Whites Canyon Road.
3. Reject the irrevocable offer of dedication and grant in fee simple all of Lots 3 to 5, inclusive.
4. Abandon the existing easement for public use and road purposes known as Carrington Place and all portions of said easements and access restriction rights.
5. Make findings as follows: This project is consistent with the provisions of Sections 66474 and 66474.1 of the Subdivision Map Act and should be approved.
6. Instruct the Director of Administrative Services to endorse the Special Assessment Statement on the face of the Final Tract Map for Tract No. 73858-01, which indicates all special assessments levied by the City of Santa Clarita are paid.

7. Instruct the City Clerk to endorse the City Clerk's Statement on the face of the Final Tract Map for Tract No. 73858-01, which embodies the approval of said map, the acceptance of the dedications shown thereon, the rejection of the irrevocable offer of dedication shown thereon, and the abandonment of the easement described thereon.
8. Instruct the City Surveyor to endorse the City Surveyor's Statement on the face of the Final Tract Map for Tract No. 73858-01, which provides for verification that the map is technically correct.
9. Instruct the City Engineer to endorse the City Engineer's Statement on the face of the Final Tract Map for Tract No. 73858-01, which provides for verification of substantial conformance with the Tentative Tract Map and all provisions of local ordinances and state laws applicable at the time of approval.

BACKGROUND

The Final Tract Map for Tract No. 73858-01, an exhibit of which is attached hereto, has been reviewed by staff and found to be in substantial conformance with the principles and standards required by the Unified Development Code and State Subdivision Map Act. It was conditionally approved as Vesting Tentative Tract Map No. 73858 by the Los Angeles County Department of Regional Planning on October 10, 2018. This area was subsequently annexed to the City of Santa Clarita (City) on November 15, 2018. This Final Tract Map consists of the subdivision of 49.68 acres into 183 detached single-family residential condominium units. The subject property is located in the Plum Canyon community at the southeast corner of Whites Canyon Road and Skyline Ranch Road.

The Final Tract Map was reviewed to the satisfaction of the City Engineer and the City Surveyor and found to be in substantial conformance with the previously approved Tentative Tract Map. The conditions of approval established by the County of Los Angeles were met and adopted by the City, and fees have been and/or will be paid as indicated on the attached Fact Sheet. Therefore, the Final Tract Map is ready for City Council approval and acceptance of the dedications, rejection, and abandonment described thereon.

Pursuant to Section 66474.1 of the Subdivision Map Act, a legislative body shall not deny approval of a final or parcel map if it was previously approved as a tentative map for the proposed subdivision and if it finds the final or parcel map is in substantial compliance with the previously approved tentative map.

ALTERNATIVE ACTION

Staff has not identified alternative actions that would conform to requirements set forth in the Subdivision Map Act.

FISCAL IMPACT

The additional right-of-way at the corner of Whites Canyon Road and Skyline Ranch Road, shown on the Final Tract Map for Tract No. 73858-01, will be dedicated to the City for sidewalk

purposes, and will be constructed by the developer. The maintenance of this additional right-of-way will have minimal impact on the City's street maintenance budget.

ATTACHMENTS

Location Map

Fact Sheet