

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

- (1) Provide a release letter from the prior Engineer (Roland Rothman).
- (2) Comply with the hydrology study requirements approved by the Storm Drain and Hydrology Section of Land Development Division. Please see attach Grading review sheet (Comment 2) for additional requirements.
- (3) Provide a grading exhibit to Public Works. Please see attached Grading review sheet (Comment 3) for requirements.
- (4) A revised tentative map and a revised exhibit "A" map are required to show the following additional items.
 - a. Please see attached Grading review sheet (Comments 1 and 4) for requirements.
 - b. Please see attached Road review sheet for requirements.
- (5) As previously requested, revise Land Division Application to indicate the public water source is within Los Angeles County District No. 37, and reconcile the earthwork quantity between the Land Division Application and the Exhibit map (i.e. 20,500 cu. yds. cut vs. 17,800 cu. yds. cut).

JCW

JCh

Prepared by John Chin

Phone (626) 458-4918

Date 06-24-2014

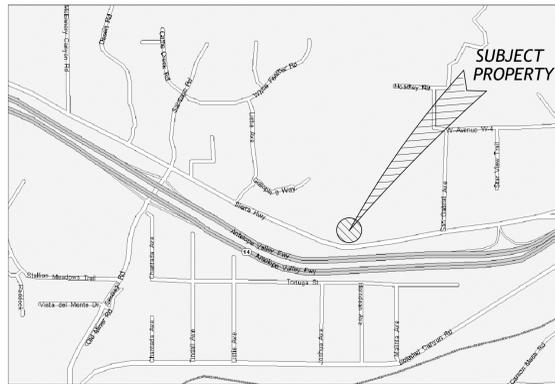
pm71006L-rev3.doc

<http://planning.lacounty.gov/case/view/pm071006/>

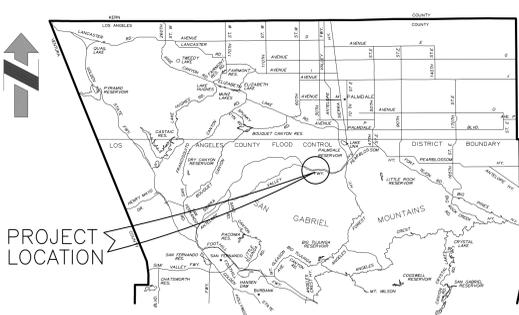
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Updated benchmark information.
 - b. Proposed easement D (AT&T) may be in conflict with A (Slope Easement)
 - c. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, **longitudinal grades**, pavement dimension, and **centerline curve data**.
2. Comply with the hydrology study requirements approved by the Storm Drain and Hydrology Section of Land Development Division. Show on the exhibit map how to direct debris flow across Sierra Hwy.
3. Provide a grading exhibit to demonstrate compatibility of the proposed grading and driveway grades with the future construction and/or widening of Sierra Highway to its ultimate width, including any sidewalk or parkway grading as necessary. Compatibility of proposed grading shall be demonstrated to the satisfaction of Public Works.
4. Additional Comments on the attached exhibit map check print.

Name N. Said  Date 6/18/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 071006\GP 071006\2014-05-28 TPM 071006 SUBMITTAL



VICINITY MAP
NTS



LOCATION MAP
NTS

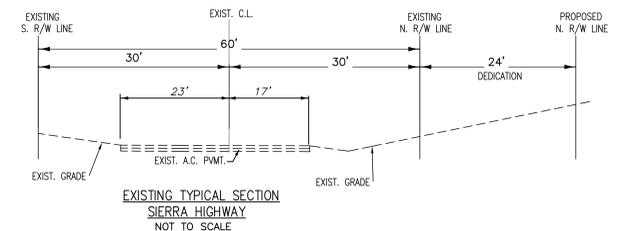
RECEIVED
DEPT OF REGIONAL PLANNING
PA071006 EXHIBIT
DATE: 28 MAY 2014

AREAS SUBTRACTED FOR NET AREAS

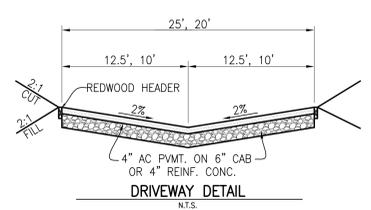
PARCEL	R/W DEDICATION	ACCESS EASEMENT	SLOPE EASEMENTS	TOTAL AREA
1	0.03 Ac.	0.03 Ac.	0.88 Ac.	0.94 Ac.
2	0.09 Ac.	0.19 Ac.	1.38 Ac.	1.66 Ac.
3	0.62 Ac.		3.41 Ac.	4.03 Ac.

OPEN SPACE ANALYSIS

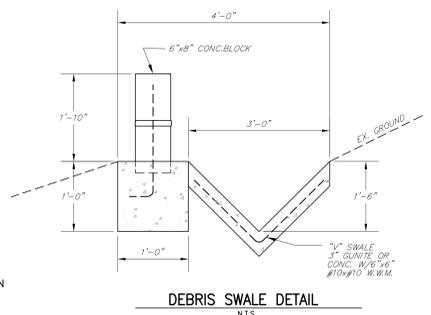
PARCEL	TOTAL AREA	UNDISTURBED OPEN SPACE	DISTURBED SPACE	PERCENT OPEN SPACE	PAD/ROADWAY AREA
1	227,383 sq. ft. / (5.22 Ac.)	167,950 sq. ft. / (3.86 Ac.)	22,633 sq. ft. / (0.52 Ac.)	74%	36,800 sq. ft. / (0.84 Ac.)
2	259,617 sq. ft. / (5.96 Ac.)	199,367 sq. ft. / (4.58 Ac.)	26,850 sq. ft. / (0.62 Ac.)	77%	33,400 sq. ft. / (0.76 Ac.)
3	298,821 sq. ft. / (6.86 Ac.)	237,121 sq. ft. / (5.44 Ac.)	30,200 sq. ft. / (0.69 Ac.)	79%	31,500 sq. ft. / (0.73 Ac.)
TOTAL	785,821 sq. ft. / (18.04 Ac.)	604,438 sq. ft. / (13.88 Ac.)	79,683 sq. ft. / (1.83 Ac.)	77%	101,700 sq. ft. / (2.33 Ac.)



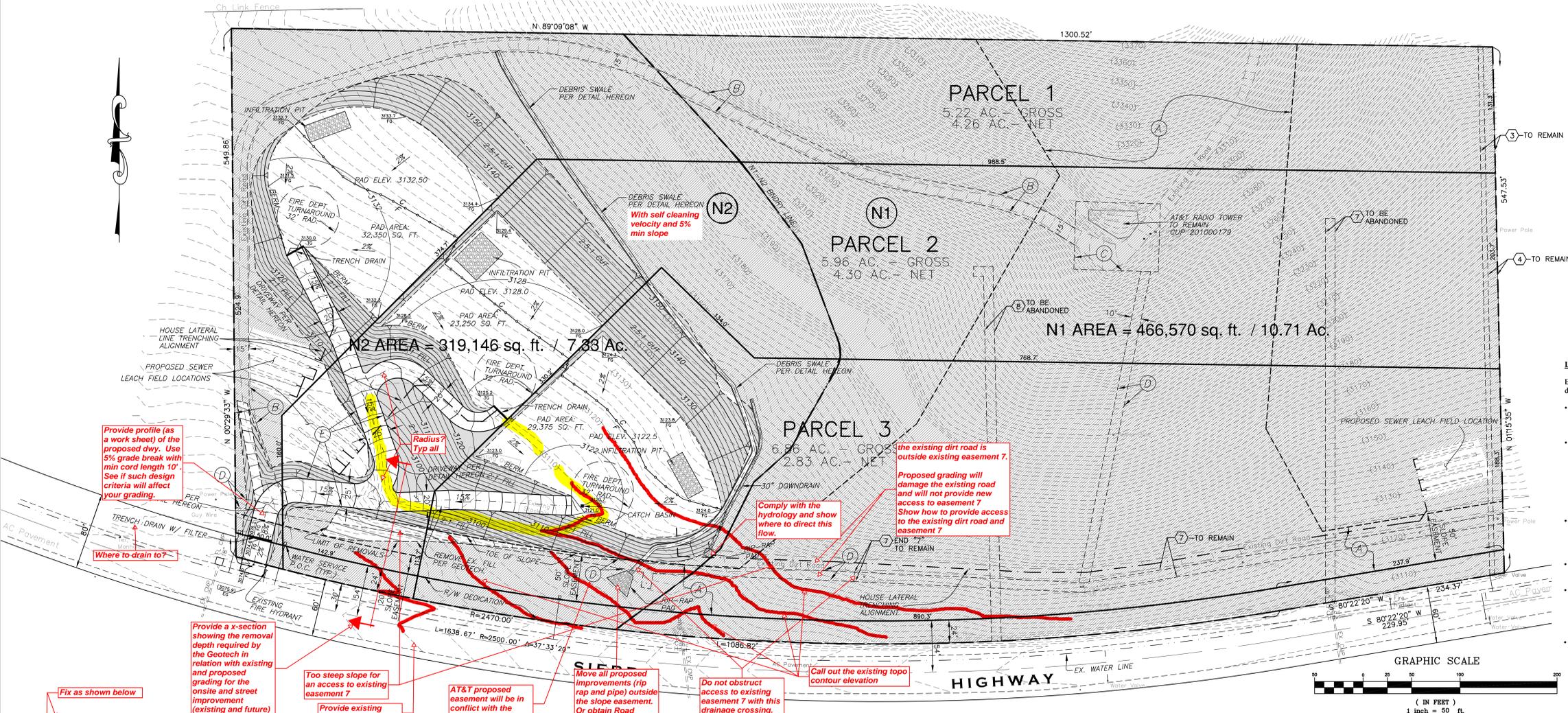
EXISTING TYPICAL SECTION
SIERRA HIGHWAY
NOT TO SCALE



DRIVEWAY DETAIL
NTS



DEBRIS SWALE DETAIL
NTS



N2 AREA = 319,146 sq. ft. / 7.33 Ac.

PARCEL 2
5.96 AC. GROSS
4.30 AC. NET

N1 AREA = 466,570 sq. ft. / 10.71 Ac.

PARCEL 3
6.86 AC. GROSS
2.83 AC. NET

Provide profile (as a work sheet) of the proposed dwy. Use 5% grade break with min cord length 10'. See if such design criteria will affect your grading.

Radius? Typ all

The existing dirt road is outside existing easement 7.

Proposed grading will damage the existing road and will not provide new access to easement 7. Show how to provide access to the existing dirt road and easement 7.

Comply with the hydrology and show where to direct this flow.

Where to drain to?

Provide a x-section showing the removal depth required by the Geotech in relation with existing and proposed grading for the onsite and street improvement (existing and future)

Too steep slope for an access to existing easement 7

AT&T proposed easement will be in conflict with the slope easement.

Move all proposed improvements (rip rap and pipe) outside the slope easement. Or obtain Road Maintenance approval. Discuss it with street plan checker.

Do not obstruct access to existing easement 7 with this drainage crossing. Place it underground

Call out the existing topo contour elevation

BENCH MARK:

L.A. CO. DPW BM NO.: 1536

QUAD/YEAR: PALMDALE/2004

ELEVATION: 3,084.800 FT.

DESCRIPTION: CSBM MON 150MM UP 402M E/O C/L LISTIE AVE & 22.6M N/O C/L SIERRA HIGHWAY 49M NW/O MI MKR #25.16 MKD (BM 201-68 1961 RE5869) MKR 600MM S MON

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T5N, R12W, S8M, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

UTILITY COMPANY:

SEWER: PRIVATE
STORM DRAIN: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
WATER: LOS ANGELES COUNTY WATER DISTRICT 37
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
GAS: THE GAS COMPANY
TELEPHONE: AT&T
CABLE: TIME WARNER CABLE

EXISTING EASEMENTS:

- 3 ITEM NO. 3 AN EASEMENT FOR WATER PIPELINES AND DRAIN LINES RECORDED MAY 7, 1968 AS INST. NO. 2845 O.R. (TO REMAIN)
- 4 ITEM NO. 4 AN EASEMENT FOR ELECTRICAL AND COMMUNICATION RECORDED JUNE 26, 1970 AS INST. NO. 3976 O.R. (LIES WITHIN PROPOSED R/W DEDICATION) (TO REMAIN)
- 7 ITEM NO. 7 AN EASEMENT FOR PUBLIC UTILITIES RECORDED NOV. 28, 2000 AS INST. NO. 00-1852114 O.R. (PORTION TO BE ABANDONED AT RECORDATION, SEE PLAN)
- 8 ITEM NO. 8 AN EASEMENT FOR PUBLIC UTILITIES RECORDED JUNE 4, 2001 AS INST. NO. 00-01-0964072 O.R. (LIES TO BE ABANDONED)

NOTES:

- ALL EX. STOR. REMAIN AND RIGHT-OF-WAY TO REMAIN AND RECORD. (C.F.C.D.)
- REPAIR ANY DISPLACED, BROKEN, OR DAMAGED IMPROVEMENTS DURING CONSTRUCTION ALONG THE PROPERTY FRONTAGE ON SIERRA HWY. TO THE SATISFACTION OF PUBLIC WORKS.

FURTHER DIVISION OF THIS PROPERTY TO LOT/PARCEL SIZES BELOW FIVE ACRES WILL REQUIRE STANDARD IMPROVEMENTS BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE BUT NOT LIMITED TO PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES AND FIRE HYDRANTS, AND CONFORMANCE TO LOS ANGELES COUNTY DEVELOPMENT STANDARDS.

GENERAL INFORMATION

OWNER: RAYMOND DUVERNAVY
PO BOX 6587
LANCASTER, CALIFORNIA 93539
TEL.: (661) 645-0088
FAX: (661) 948-5684

CIVIL ENGINEER: CRC ENTERPRISES
27600 BOUQUET CANYON ROAD, SUITE 200
SANTA CLARITA, CA 91350
ATTN: RON KOESTER, LS5930
(661) 297-2336
(661) 297-2331 FAX

SOILS/GEOTECHNICAL: SOUTHWEST GEOTECHNICAL
ATTN.: CONRAD CARRLE
TEL.: (661) 222-9544

EARTH WORK QUANTITY ESTIMATE:
TOTAL:
17,800 CU. YDS. CUT
20,500 CU. YDS. FILL
LOT 1:
5700 CU. YDS. CUT
6500 CU. YDS. FILL
LOT 2:
6700 CU. YDS. CUT
7100 CU. YDS. FILL
LOT 3:
5400 CU. YDS. CUT
6900 CU. YDS. FILL

CUP NUMBER: 2011-00056
PROJECT ADDRESS: SIERRA HIGHWAY E/O LISTIE AVENUE
ACTON, CALIFORNIA
A.P.N.: 3057-014-012
AREA:
NET: 10.98 AC.
GROSS: 18.04 AC.

PROPOSED DEVELOPMENT:
3 SINGLE FAMILY RESIDENCES

THOMAS BOOK MAP:
LOS ANGELES COUNTY THOMAS MAP
DATED 2004 PAGE 4375 G-6

PROPOSED EASEMENTS:

- A VARIABLE WIDTH EASEMENT TO THE COUNTY OF LOS ANGELES FOR SLOPE PURPOSES.
- B 15' AND VARIABLE WIDTH ACCESS EASEMENT TO AT&T.
- C EASEMENT TO AT&T FOR RADIO TOWER AND APPURTENANCE STRUCTURES. APPROX. AREA: 6000 SQ. FT.
- D 10' WIDE EASEMENT TO AT&T FOR OVERHEAD POWER LINES AND POWER POLES.
- E VAR. WIDTH ACCESS EASEMENT.

AT&T approval as a condition



PLANS PREPARED UNDER THE DIRECTION OF

RON KOESTER LS 5930 DATE

EXHIBIT "A"

MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO.

071006

LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

REVISIONS

DATE

EXHIBIT "A"

PREPARED FOR

COMMERCIAL SERVICES UNLIMITED, INC.
P.O. BOX 6687
LANCASTER, CA 93539
C/O MR. Doug Beaman

CRC Enterprises
27600 Bouquet Canyon Road Suite 200 Santa Clarita CA 91350
Telephone (661) 297-2336 FAX (661) 297-2331

SHEET 1 OF 1 SHEETS

CRC 2939

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

A revised tentative map and exhibit map are required to show the following additional items.

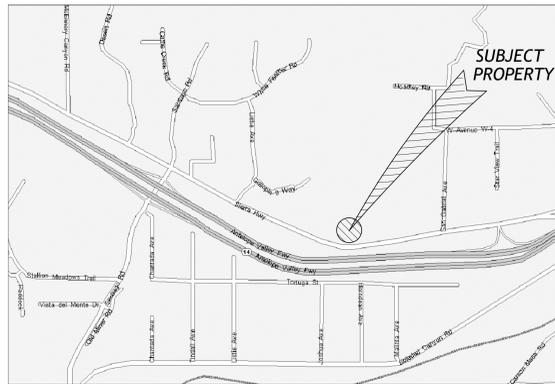
1. Remove the proposed riprap from the proposed slope easement and any sheet flow over the graded line of sight area.
2. Include a line of sight profile exhibit from the driveway entrance to the easterly direction based on a stopping line of sight design speed of 60mph (580 feet). If the line of sight is obstructed by the existing side slopes, show the proposed grading of the shoulder on Sierra Highway to provide the line of sight to the satisfaction of Public Works.
3. As previously requested, call out the CUP Number on the Exhibit Map.
4. A revised Exhibit Map is required. Please address our road comments as shown in the attached file (2014-06-23 TPM 071006 Exhibit Map dated 2014-05-28 RD checkprint.pdf) which can be found at the following ftp link: <ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTR%2071006/>



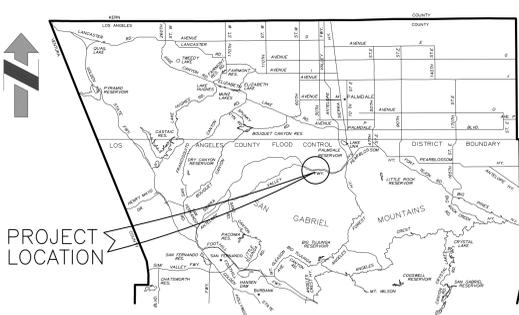
Prepared by Patricia Constanza
pm71006r-rev3.doc

Phone (626) 458-4921

Date 06-24-2014



VICINITY MAP
NTS



LOCATION MAP
NTS

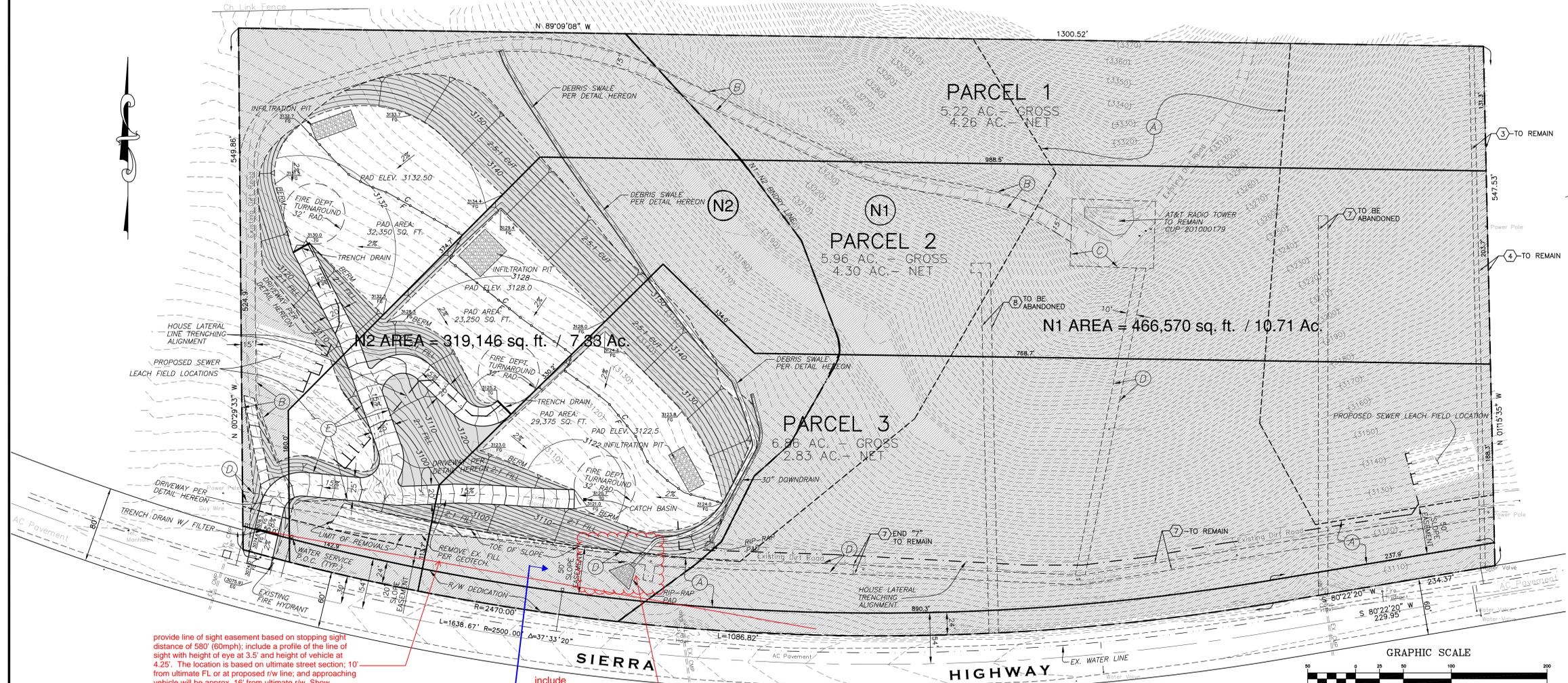
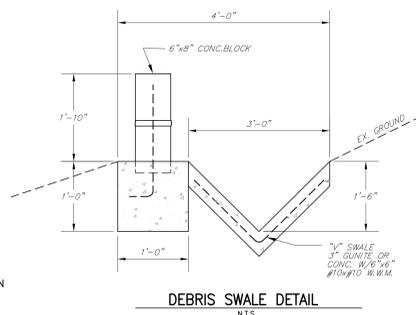
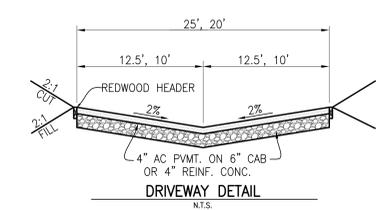
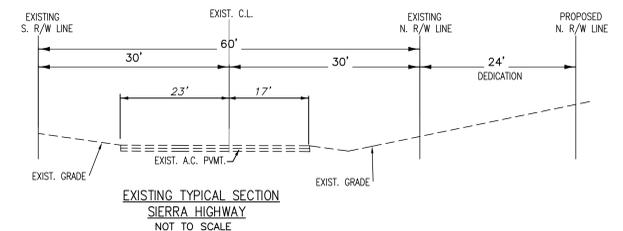
RECEIVED
DEPT OF REGIONAL PLANNING
PA071006 EXHIBIT
DATE: 28 MAY 2014

AREAS SUBTRACTED FOR NET AREAS

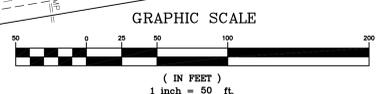
PARCEL	R/W DEDICATION	ACCESS EASEMENT	SLOPE EASEMENTS	TOTAL AREA
1	0.03 Ac.	0.03 Ac.	0.88 Ac.	0.94 Ac.
2	0.09 Ac.	0.19 Ac.	1.38 Ac.	1.66 Ac.
3	0.62 Ac.		3.41 Ac.	4.03 Ac.

OPEN SPACE ANALYSIS

PARCEL	TOTAL AREA	UNDISTURBED OPEN SPACE	DISTURBED SPACE	PERCENT OPEN SPACE	PAD/ROADWAY AREA
1	227,383 sq. ft. / (5.22 Ac.)	167,950 sq. ft. / (3.86 Ac.)	22,633 sq. ft. / (0.52 Ac.)	74%	36,800 sq. ft. / (0.84 Ac.)
2	259,617 sq. ft. / (5.96 Ac.)	199,367 sq. ft. / (4.58 Ac.)	26,850 sq. ft. / (0.62 Ac.)	77%	33,400 sq. ft. / (0.76 Ac.)
3	298,821 sq. ft. / (6.86 Ac.)	237,121 sq. ft. / (5.44 Ac.)	30,200 sq. ft. / (0.69 Ac.)	79%	31,500 sq. ft. / (0.73 Ac.)
TOTAL	785,821 sq. ft. / (18.04 Ac.)	604,438 sq. ft. / (13.88 Ac.)	79,683 sq. ft. / (1.83 Ac.)	77%	101,700 sq. ft. / (2.33 Ac.)



LEGEND:
[Symbol] UNDISTURBED OPEN SPACE



provide line of sight easement based on stopping sight distance of 580' (60mph); include a profile of the line of sight with height of eye at 3.5' and height of vehicle at 4.25'. The location is based on ultimate street section; 10' from ultimate FL or at proposed r/w line; and approaching vehicle will be approx. 16' from ultimate r/w. Show proposed grading to accommodate the line of sight.

include x-section
remove riprap and any proposed sheet flow over any graded shoulders

BENCH MARK:
L.A. CO. DPW BM NO.: 1536
QUAD/YEAR:
PALMDALE/2004
ELEVATION:
3,084.800 FT.
DESCRIPTION:
CSBM MON 150MM UP 402M E/O
C/L LISTIE AVE & 22.6M N/O
C/L SIERRA HIGHWAY 49M NW/O
MI MRK #25.16 MKD (BM 201-68
1961 RE5869) MKR 600MM S MON

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T5N, R12W, S8M, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

UTILITY COMPANIES:
SEWER: PRIVATE
STORM DRAIN: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
WATER: LOS ANGELES COUNTY WATER DISTRICT 37
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
GAS: THE GAS COMPANY
TELEPHONE: AT&T
CABLE: TIME WARNER CABLE
EXISTING EASEMENTS:

- 3 ITEM NO. 3 AN EASEMENT FOR WATER PIPELINES AND DRAIN LINES RECORDED MAY 7, 1968 AS INST. NO. 2845 O.R. (TO REMAIN)
- 4 ITEM NO. 4 AN EASEMENT FOR ELECTRICAL AND COMMUNICATION RECORDED JUNE 26, 1970 AS INST. NO. 3976 O.R. (LIES WITHIN PROPOSED R/W DEDICATION) (TO REMAIN)
- 7 ITEM NO. 7 AN EASEMENT FOR PUBLIC UTILITIES RECORDED NOV. 28, 2000 AS INST. NO. 00-1852114 O.R. (PORTION TO BE ABANDONED AT RECORDDATION, SEE PLAN)
- 8 ITEM NO. 8 AN EASEMENT FOR PUBLIC UTILITIES RECORDED JUNE 4, 2001 AS INST. NO. 00-01-0964072 O.R. (LIES WITHIN PROPOSED R/W DEDICATION) (TO BE ABANDONED AT RECORDDATION)

NOTES:
1. ALL EX. STORM DRAINS IN PUBLIC RIGHT-OF-WAY TO REMAIN AND BE MAINTAINED BY L.A.C.F.C.D.
2. REPAIR ANY DISPLACED, BROKEN, OR DAMAGED IMPROVEMENTS DURING CONSTRUCTION ALONG THE PROPERTY FRONTAGE ON SIERRA HWY. TO THE SATISFACTION OF PUBLIC WORKS.

FURTHER DIVISION OF THIS PROPERTY TO LOT/PARCEL SIZES BELOW FIVE ACRES WILL REQUIRE STANDARD IMPROVEMENTS BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE BUT NOT LIMITED TO PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES AND FIRE HYDRANTS, AND CONFORMANCE TO LOS ANGELES COUNTY DEVELOPMENT STANDARDS.

GENERAL INFORMATION
OWNER:
RAYMOND DUVERNAVY
PO BOX 6587
LANCASTER, CALIFORNIA 93539
TEL.: (661) 645-0088
FAX: (661) 948-5684
CIVIL ENGINEER:
CRC ENTERPRISES
27600 BOUQUET CANYON ROAD, SUITE 200
SANTA CLARITA, CA 91350
ATTN: RON KOESTER, LS5930
(661) 297-2336
(661) 297-2331 FAX
SOILS/GEOTECHNICAL:
SOUTHWEST GEOTECHNICAL
ATTN.: CONRAD CARRLE
TEL.: (661) 222-9544
EARTH WORK QUANTITY ESTIMATE:
TOTAL:
17,800 CU. YDS. CUT
20,500 CU. YDS. FILL
LOT 1:
5700 CU. YDS. CUT
6500 CU. YDS. FILL
LOT 2:
6700 CU. YDS. CUT
7100 CU. YDS. FILL
LOT 3:
5400 CU. YDS. CUT
6900 CU. YDS. FILL

CUP NUMBER: 2011-00056
PROJECT ADDRESS:
SIERRA HIGHWAY E/O LISTIE AVENUE
ACTON, CALIFORNIA
A.P.N.:
3057-014-012
AREA:
NET: 10.98 AC.
GROSS: 18.04 AC.
ZONE:
CURRENT: A-1-1
PROPOSED: A-1-1
PROPOSED DEVELOPMENT:
3 SINGLE FAMILY RESIDENCES
THOMAS BOOK MAP:
LOS ANGELES COUNTY THOMAS MAP
DATED 2004 PAGE 4375 G-6

PROPOSED EASEMENTS:
A VARIABLE WIDTH EASEMENT TO THE COUNTY OF LOS ANGELES FOR SLOPE PURPOSES.
B 15' AND VARIABLE WIDTH ACCESS EASEMENT TO AT&T.
C EASEMENT TO AT&T FOR RADIO TOWER AND APPURTENANCE STRUCTURES. APPROX. AREA: 6000 SQ. FT.
D 10' WIDE EASEMENT TO AT&T FOR OVERHEAD POWER LINES AND POWER POLES.
E VAR. WIDTH ACCESS EASEMENT.

earthwork quantities may change with any additional grading within the proposed line of sight.

Is this existing easement? Are the locations compatible with the future remedial grading needed to widen the road?

EXHIBIT "A"
MINOR LAND DIVISION
TENTATIVE PARCEL MAP NO.
071006
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 071006 (Rev.)

TENTATIVE MAP DATED 05-28-2014
EXHIBIT "A" MAP DATED 05-28-2014

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

Prepared by  John Chin

Phone (626) 458-4918

Date 06-18-2014

pm71006L-rev3.doc
<http://planning.lacounty.gov/case/view/pm071006/>

The following reports consisting of ___ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding 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. 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.

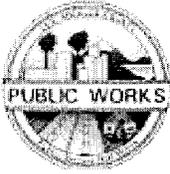
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Reserve reciprocal ingress and egress easement and right to grade for the common driveway serving all parcels (Parcels 1, 2 and 3 as shown on Exhibit "A", dated 05-28-2014) to the satisfaction of Public Works.
9. If required by Fire Department, label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. The following note shall be placed on all parcel maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will required standard improvements be completed as a condition of approval. The improvements will included but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
11. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. 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.
13. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

HW
JCh
Prepared by John Chin
pm71006L-rev3.doc
<http://planning.lacounty.gov/case/view/pm071006/>

Phone (626) 458-4918

Date 06-24-2014



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO.: 071006

TENTATIVE MAP DATE: 05/28/2014

EXHIBIT MAP DATE: 05/28/2014

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

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

1. Pay the Antelope Valley Drainage Area Fee. The fee is to be based upon the fee rate in effect at the time of recordation. The current fees are according to the following schedule and are subject to change: \$6,642 per lot (single-family residential), \$33,203 per acre (commercial, manufacturing, or industrial), and \$3,322 per unit (condos and apartments).

Prior to Building Permit:

1. Prior to issuance of building permits, a grading plan must be approved by the Department of Public Works to provide for the proper distribution of drainage including contributory drainage from adjoining properties. This grading plan must be in compliance with the approved Hydrology Report dated 10/09/2012 or most recent revision.

Name  Date 06/18/2014 Phone (626) 458-4921
Andrew Ross

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

DISTRIBUTION
Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

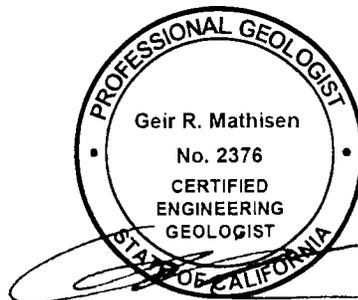
TENTATIVE PARCEL MAP 71006
SUBDIVIDER Duvernay
ENGINEER CRC Enterprises
GEOLOGIST & SOILS ENGINEER Southwest Geotechnical

TENTATIVE MAP SUBMITTAL DATE 5/28/14 (Rev./Exhib.)
LOCATION Acton
GRADING BY SUBDIVIDER [Y] (20,500 y³)
REPORT DATE 10/18/10

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
5. The Soils Engineering review dated 6/10/14 is attached.



Reviewed by Geir Mathisen Date 6/9/14

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
Job Number LX001129
Sheet 1 of 1

Tentative Map (Parcel) 71006
Location Acton
Developer/Owner Duvernay
Engineer/Architect CRC Enterprises
Soils Engineer Southwest Geotechnical, Inc. (1008170)
Geologist Southwest Geotechnical, Inc.

DISTRIBUTION:

1 Drainage
1 Grading
1 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
1 Engineer/Architect

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning 5/28/14 (rev.)
Soils Engineering and Geology Report Dated 10/18/10
Soils Engineering Report by A. Z. Geo Technics Dated 8/15/06
Previous Review Sheet Dated 9/19/13

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

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

- A. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.
- B. ALL PROPOSED GRADED PADS INDICATE A CUT/FILL TRANSITION THROUGH THE MIDDLE OF THE BUILDING PADS. ADDITIONAL GRADING RECOMMENDATIONS MAY BE REQUIRED AT THE TIME OF THE GRADING PLAN REVIEW.



Prepared by _____ Date 6/10/14

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Development Review\Soils Review\Jeremy\PR 71006, Acton, TPM-A_6.doc

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

PARCEL MAP NO. 71006

1. Dedicate right of way 54 feet from centerline on Sierra Highway. Twenty four feet of additional right of way is required beyond the existing right of way line.
2. Dedicate slope easements along Sierra Highway to the satisfaction of Public Works. Additional slope easement beyond the proposed 50 feet slope easement will be required. Submittal of cross-sections prior to the final map approval may be required to determine actual extent of easements. Proposed drainage devices or any private improvements within the proposed slope easement will need to be relocated if determined to be incompatible to the satisfaction of Public Works.
3. Provide stopping sight distance along Sierra Highway street frontage for a design speed of 60mph (580 feet) from the driveway entrance (easterly direction). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation of the ultimate highway section. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

CUP NO. 2011-00056

1. Dedicate right of way 54 feet from centerline on Sierra Highway. Twenty four feet of additional right of way is required beyond the existing right of way line.
2. Dedicate slope easements along Sierra Highway to the satisfaction of Public Works. Additional slope easement beyond the proposed 50 feet slope easement will be required. Submittal of cross-sections prior to the final map approval may be required to determine actual extent of easements. Proposed drainage devices or any private improvements within the proposed slope easement will need to be relocated if determined to be incompatible to the satisfaction of Public Works.

3. Provide stopping sight distance along Sierra Highway street frontage for a design speed of 60mph (580 feet) from the driveway entrance (easterly direction). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation of the ultimate highway section. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).
4. Grade the shoulder within the line of sight easement on Sierra Highway to the satisfaction of Public Works.
5. Construct driveway approaches to the satisfaction of Public Works. Provide 8% landing, 20 feet beyond the new right of way to the satisfaction of Public Works.
6. Repair any displaced, broken, or damaged improvements during construction along the property frontage on Sierra Highway to the satisfaction of Public Works.
7. Execute an encroachment covenant if any proposed encroachment is approved to the satisfaction of Public Works.

PC

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 071006(Rev.)

Page 1/1

TENTATIVE MAP DATED 05-28-2014
EXHIBIT "A" MAP DATED 05-28-2014

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

Approved without conditions. This is a 5+ acres subdivision.


Prepared by Tony Khalkhali
pm71006s-rev3.doc

Phone (626) 458-4921

Date 06-19-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 71006(Rev.)

Page 1/1

TENTATIVE MAP DATED 05-28-2014
EXHIBIT "A" MAP DATED 05-28-2014

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

Approved without conditions. This is a 5+ acres subdivision.



Prepared by Tony Khalkhali
pm71006w-rev3.doc

Phone (626) 458-4921

Date 06-19-2014