

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

1. An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 3) for comments and requirements.
2. Please see attached Storm Drain and Hydrology review sheet (Comments 4 to 7) for comments and requirements.
3. Submit an updated geotechnical consultant report/letter. Please see attached Geologic and Soils Engineering review sheet (Comments G1, G2, G3 and S2) for comments and requirements.
4. Provide a report that addressed the onsite infiltration feasibility and rate. Please see attached Geologic and Soils Engineering review sheet (Comment S1) for comments and requirements.
5. Please see attached Grading review sheet (Comment 3) for comments and requirements.
6. An approved traffic study is required. The traffic study shall be submitted to our Traffic and Lighting Division for review and approval. A review fee is required.
7. Please see attached Road review sheet (Comment 2) for comments and requirements.
8. Please see attached Sewer review sheets (Comment 1, 3, 4, and 5) for comments and requirements.
9. An approved sewer area study. Please see attached Sewer review sheets (Comment 2) for comments and requirements.
10. Please see attached Water review sheet (Comment 1) for comments and requirements.

11. A revised tentative map and a revised exhibit map are required to show the following additional items:
- a. Please see attached Storm Drain and Hydrology review sheet (Comment 2) for requirements.
  - b. Please see attached Grading review sheet (Comments 1 and 2) for requirements.
  - c. Please see attached Road review sheet (Comment 3) for requirements.
  - d. Please see attached Sewer review sheet (Comment 6) for comments and requirements.
  - e. Please see attached Water review sheet (Comment 2) for comments and requirements.

*HW*  
Prepared by John Chin

Phone (626) 458-4918

Date 01-14-2015

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

1. An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 3) for comments and requirements.
2. Please see attached Storm Drain and Hydrology review sheet (Comments 4 to 7) for comments and requirements.
3. Submit an updated geotechnical consultant report/letter. Please see attached Geologic and Soils Engineering review sheet (Comments G1, G2, G3 and S2) for comments and requirements.
4. Provide a report that addressed the onsite infiltration feasibility and rate. Please see attached Geologic and Soils Engineering review sheet (Comment S1) for comments and requirements.
5. Please see attached Grading review sheet (Comment 3) for comments and requirements.
6. An approved traffic study is required. The traffic study shall be submitted to our Traffic and Lighting Division for review and approval. A review fee is required.
7. Road review comments pending. Will provide at a later date.
8. Please see attached Sewer review sheets (Comment 1, 3, 4, and 5) for comments and requirements.
9. An approved sewer area study. Please see attached Sewer review sheets (Comment 2) for comments and requirements.
10. Please see attached Water review sheet (Comment 1) for comments and requirements.
11. A revised tentative map and a revised exhibit map are required to show the following additional items:
  - a. Please see attached Storm Drain and Hydrology review sheet (Comment 2) for requirements.

- b. Please see attached Grading review sheet (Comments 1 and 2) for requirements.
- c. Please see attached Road review sheet (Comment ?) for requirements. Comments are pending.
- d. Please see attached Sewer review sheet (Comment 6) for comments and requirements.
- e. Please see attached Water review sheet (Comment 2) for comments and requirements.

Prepared by John Chin

Phone (626) 458-4918

Date 01-13-2015

pm18108L-rev7.doc

[http://planning.lacounty.gov/case/view/project\\_no.\\_87150-5\\_tentative\\_parcel\\_map\\_18108/](http://planning.lacounty.gov/case/view/project_no._87150-5_tentative_parcel_map_18108/)



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

PARCEL MAP NO. 18108

TENTATIVE MAP DATED 12/17/2014  
EXHIBIT MAP 12/17/2014

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Add a note to the tentative map stating, "The Developer/Engineer acknowledge that the size of the water quality and/or flood control basin will be reviewed at the improvement plan stage. Significant change of the size of the basin from what is shown on the tentative map may result in revising planning documents by the Department of Regional Planning."
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
4. Mitigate portions of the property with proposed improvements that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
5. Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required prior to Drainage Concept approval.
6. Prior to tentative map approval, obtain Board approval to revise and/or rescind the County adopted flood insurance rate map. Contact Public Works, Watershed Management Division (626) 458-7125, to obtain procedures for revising the map.
7. A Drainage Benefit Assessment Area (DBAA) will be required to fund the ongoing operation, maintenance, and replacement (if required) of the proposed publically maintained water quality devices.

Reviewed by  Date 01/05/2015 Phone (626) 458-4921  
Andrew Ross

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 Parcel Map	18108	Tentative Map Dated	12/17/14 (Tentative)	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	4,450,000 yd <sup>3</sup>	Location	Castaic Junction	APN	
Geologist	Geolabs-Westlake Village	Subdivider		Newhall Land	
Soils Engineer	Geolabs-Westlake Village	Engineer/Arch.		Kimley-Horn	

Review of:

Geologic Report(s) Dated: \_\_\_\_\_  
 Soils Engineering Report(s) Dated: \_\_\_\_\_  
 Geotechnical Report(s) Dated: 12/21/07, 5/31/07  
 References: R.T. Frankian & Assoc., 4/15/00

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

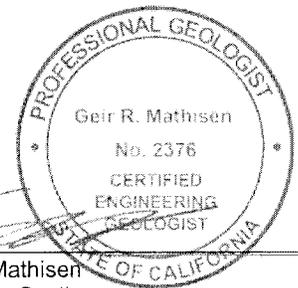
- G1. Submit an updated geotechnical consultant report/letter, which addresses and evaluates current site conditions and the most recent plans, for all reports older than one year, to verify the validity and applicability of the original soils report. Original manual signature, wet stamp, and date of signing are required on hard copy reports and addenda. Digital reports shall include an electronically generated representation of the licensee's seal, signature, and date of signing.
- G2. The geotechnical consultant(s) must review and reference all prior reports prepared for the property and make a statement agreeing with the previous data, findings, and conclusions, or provide appropriate modifications substantiated with data and analyses. The above referenced reports are available in County files.
- G3. **As previously requested (Geologic Review Sheet dated 1/28/08):**  
 Landslides QIS<sub>PA7II</sub> and OIS<sub>PA7III</sub> are crossing lot boundaries. Adjust proposed lot lines or provide mitigation of the landslides.
- S1. Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: <http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf> and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.
- S2. All geotechnical reports to be submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

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

Prepared by



Jeremy Wan  
Soils Section



Geir Mathisen  
Geology Section

Date 1/7/15

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.

MAP DATED 12-17-2014  
EXHIBIT "A" MAP DATED 12-17-2014

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 a revised Exhibit A map. You may download the check print at the website below:  
<ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/PM%2018108/>
2. Obtain Regional Planning concurrence with General Note No. 1 regarding the potential changes in pad elevation heights of up to 10 feet.
3. Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.

*DGR*

Name Diego G. Rivera Date 1-13-2015 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\18108g.doc

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

- (1) An approved traffic study is required prior to tentative map approval. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required. Based on the approved traffic study, a revised tentative map and/or conceptual striping plan may be required. For additional information, please contact Patrick Arakawa at (626) 300-4867.
- (2) An approved 100-foot-scale conceptual striping plan is required for all streets/highways to determine adequate pavement widths based on the required traffic mitigation measures. A review fee is required. Please contact Sam Richards of our Land Development Division at (626) 458-4921 for additional information. The project must also address the adequacy of The Old Road at the Biscailuz Undercrossing to accommodate the build-out traffic requirements
- (3) A revised tentative map is required to show the following items:
  - a. Reference the source of the centerline used on Commerce Center Drive, The Old Road, and on Route 126. Provide complete centerline curve data and grades.
  - b. Delineate all line of sight easements on the tentative map and the exhibit map. Label the design speed and sight distance for all sight lines.
  - c. Show and call out all landing areas at a maximum 3 percent grade for "A" Street at The Old Road, Franklin Parkway and Hancock Parkway at Commerce Center Drive.
  - d. Accurately depict all line of sight easements on the tentative map and exhibit map(s). Provide intersection sight distance for a design speed of :
    1. 45 mph (465 feet) on Commerce Center Drive from lots 59/60 (southerly direction), on Franklin Parkway from lots 75/76 (northerly direction), 76/77 (both directions), 78/79 (both directions), 132/133 (westerly direction), 134 (westerly direction), 149/150 (westerly direction), and 146 (both directions).

2. 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. 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 as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).
- e. Provide adequate right of way along The Old Road for a Secondary Highway [http://planning.lacounty.gov/assets/upl/data/pd\\_santa-clarita-area-plan-2012](http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012). and to accommodate the proposed Bikeway. The Bridge for Biscailuz Drive will need to be extended to accommodate the additional right of way. Show cross section for The Old Road with Curb, Gutter, and Sidewalk for a Secondary Highway. Acquire approval from Cal Trans for the Bridge Extension.
- f. Provide adequate right of way for Biscailuz Drive to account for the widening of The Old Road. This may require slope easements.
- g. Make sure all street are labeled.
- h. See attached Tentative Map and Exhibit Map for additional comments.

Name Ed Gerlits  
pm18108r-rev7road.doc



Phone (626) 458-4953

Date 01-14-2015

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) Any proposed sewer pump stations are not approved at this time. Prior to tentative map approval, a feasibility report of the proposed pump station, the use and locations of pump stations must be approved by Public Works. Please contact the sewer unit of Land Development Division at (626) 458-4921 for additional information.
- (2) Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
- (3) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.
- (4) Provide a letter of intent from Caltrans indicating that easement is to be reserved for sanitary sewer purposes over SR 126 for future sewer connection. Delineate and label the easement as "Easement to be reserved from Caltrans for sanitary sewer purposes" on the tentative and exhibit maps.
- (5) Provide proof that the subdivider can obtain / has acquired any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works.
- (6) A revised tentative map and a revised exhibit map are required to show the following additional items:
  - a. If a sewer pump station is proposed, show redundant (double) force mains and pump station footprint, location, configuration, and set backs shall be reviewed and approved by Public Works prior to tentative map approval.
  - b. Accurately show and call out the pump station and force main to be constructed per PM 26363.

- (6) A revised tentative map and a revised exhibit map are required to show the following additional items: (cont.)
- c. Identify the gravity outlet to Newhall Ranch Sanitation District as a future dry sewer to be used upon the removal of the temporary pump station on Commerce Center Drive, the pump station per PM 18108 and their appurtenances.
  - d. Label Public Work's maintained infrastructure as local sewer line and Newhall Ranch Sanitation District maintained infrastructure as trunk sewer.
  - e. Provide redundant force main for the existing pump station on Commerce Center Drive.
  - f. Please label clearly on map that upon operation of the Newhall Ranch Sanitation District gravity outlet, the removal of the existing Commerce Center Drive sewer pump station, pump station per PM 18108 and their appurtenance will be at the subdivider of PM 18108's own cost.
  - g. Please label clearly on map that the existing Commerce Center Drive pump station shall be replaced to a variable frequency discharge pump at the subdivider of PM 18108's own cost.
  - h. Please label clearly on map that the subdivider of PM 18108 shall be responsible for the removal of PC 11645PS and its appurtenance per PM 26363. The proposed pump station per PM 18108 shall be designed to accommodate the additional discharge from the tributary area of PM 26363 and wet well shall be designed with adequate emergency storage to the satisfaction of Public Works.
  - i. Please label clearly on map that the current operations of the existing Commerce Center Drive pump station will not be affected by the proposed pump station per PM 18108. Otherwise, the subdivider of PM 18108 shall be responsible of any necessary upgrade of the existing Commerce Center Drive pump station and any downstream overloaded sewer segments.
  - j. Sewer design of PM 18108 should match with approved area study PC 11812as. If not, revision of the tentative map or PC 11812as will be required.
  - k. Show and label all proposed trunk and local sewers per PC 11812as.

- (6) A revised tentative map and a revised exhibit map are required to show the following additional items: (cont.)
- l. Accurately show and label sheet number, point of connection, existing sewer alignment, line type of existing or proposed sewer and parcel/tract map number.
  - m. Provide feasible outlet for all the proposed sewer line.
  - n. All proposed lots should front a mainline sewer.
  - o. Provide minimum 10ft exclusive sewer easement and access easement with a 40'x40' turnaround for proposed sewer not located within public street.
  - p. For streets 80' and greater, double-lined sewers shall be required. The proposed sewer shall be located 6 feet from curb or 14 feet from right-of-way.
  - q. Proposed force main along Franklin Parkway should join with the existing gravity line at the high point. If the existing gravity sewer does not have enough capacity, the subdivider shall be responsible for the upgrades.
  - r. Show and label highpoint along proposed sewer alignments.
  - s. Provide manholes for local sewer line connecting to trunk sewers and obtain approval from the County Sanitation District.
  - t. Please label "Sewer line shall be coated with waterproof material" for the segments may be subject to high ground water level.
  - u. Call out and label existing sewer mainlines as "Existing sewer mainline per PC XXXXX".
  - v. Consider relocate all proposed sewer within private properties to public right-of-way. Any sanitary sewer within the private properties is subject to Sewer Maintenance Division's approval. (Pending SMD's review)
  - w. Show how each detached building is to be served by existing or proposed public sewer system on exhibit map.

(6) A revised tentative map and a revised exhibit map are required to show the following additional items: (cont.)

- x. Refer to the following FTP site for review comments:  
<ftp://dpwftp.co.la.ca.us/pub/LDD/Sewer/TPM%2018108/>
- y. Show any off-site improvements required by the area study once it is approved, if any.

Prepared by <sup>INA</sup> Imelda Ng  
pm18108s-rev7.doc

Phone (626) 458-4921

Date 01-12-2005

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) As required by SB 610, a Water Supply Assessment and supporting documents demonstrating the availability of sufficient water supply shall be prepared/approved, with the cooperation of the retail water company and included in the CEQA document to the satisfaction of Public Works and the Department of Regional Planning prior to the project being cleared by Subdivision Committee for a scheduled public hearing.
- (2) A revised tentative and exhibit map are required to show the following:
  - a. As previously requested, call out the proposed points of connection to the existing public water system and not the future water main in VTTM53108.
  - b. Obtain SCE approval for the proposed pipe line within SCE easement.
  - c. Provide a minimum 10 feet separation between sanitary sewer pipe and water main.
  - d. Verify the total building square footage for subareas 2 and 3 on sheet C-001.
  - e. On sheet C-113, the planning area table doesn't match the planning area label as shown on tentative map.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 18108 (Rev.)

TENTATIVE MAP DATED 12-17-2014  
EXHIBIT MAP DATED 12-17-2014

- 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 01-07-2015

pm18108L-rev7.doc

[http://planning.lacounty.gov/case/view/project\\_no.\\_87150-5\\_tentative\\_parcel\\_map\\_18108/](http://planning.lacounty.gov/case/view/project_no._87150-5_tentative_parcel_map_18108/)

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. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
8. The first unit of this subdivision shall be filed as Tract No. 18108-01, the second unit, Tract No. 18108-02, and the last unit, Tract No. 18108.
9. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
10. 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.
11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
12. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
13. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
14. If applicable, quitclaim or relocate easements running through proposed structures.
15. If applicable, remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
16. 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.
17. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 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.

18. 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.
19. Permission is granted to record large lots (20-acre or more) parcel map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignments on all highways to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.
20. 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*  
*JC*  
Prepared by John Chin

Phone (626) 458-4918

Date 01-07-2015

pm18108L-rev7.doc

[http://planning.lacounty.gov/case/view/project\\_no.\\_87150-5\\_tentative\\_parcel\\_map\\_18108/](http://planning.lacounty.gov/case/view/project_no._87150-5_tentative_parcel_map_18108/)

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 Parcel Map	18108	Tentative Map Dated	12/17/14 (Tentative)	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	4,450,000_yd <sup>3</sup>	Location	Castaic Junction	APN	
Geologist	Geolabs-Westlake Village	Subdivider		Newhall Land	
Soils Engineer	Geolabs-Westlake Village	Engineer/Arch.		Kimley-Horn	

Review of:

Geologic Report(s) Dated: \_\_\_\_\_  
 Soils Engineering Report(s) Dated: \_\_\_\_\_  
 Geotechnical Report(s) Dated: 12/21/07, 5/31/07  
 References: R.T. Frankian & Assoc., 4/15/00

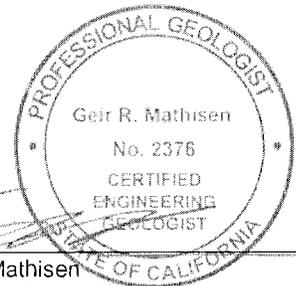
**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

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

- G1. Submit an updated geotechnical consultant report/letter, which addresses and evaluates current site conditions and the most recent plans, for all reports older than one year, to verify the validity and applicability of the original soils report. Original manual signature, wet stamp, and date of signing are required on hard copy reports and addenda. Digital reports shall include an electronically generated representation of the licensee's seal, signature, and date of signing.
- G2. The geotechnical consultant(s) must review and reference all prior reports prepared for the property and make a statement agreeing with the previous data, findings, and conclusions, or provide appropriate modifications substantiated with data and analyses. The above referenced reports are available in County files.
- G3. **As previously requested (Geologic Review Sheet dated 1/28/08):**  
 Landslides QIs<sub>PA7II</sub> and OIs<sub>PA7III</sub> are crossing lot boundaries. Adjust proposed lot lines or provide mitigation of the landslides.
- S1. Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: <http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf> and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.
- S2. All geotechnical reports to be submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

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

Prepared by



Date 1/7/15

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.