

The following reports consisting of 13 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. Quitclaim or relocate easements running through proposed structures.
8. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
9. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
10. The first unit of this subdivision shall be filed as Parcel Map No. 60030-01, the second unit, Parcel Map No. 60030-02, and the last unit, Parcel Map No. 60030.
11. Show open space lots on the final map and dedicate residential/industrial construction rights over the open space lots.
12. 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.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
15. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
16. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
17. Grant ingress/egress and utility easements to the public over the private and future or future streets.

18. 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.
19. 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.
20. 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.
21. 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



Prepared by John Chin

Phone (626) 458-4918

Date 08-08-2013

pm60030L-2-rev2 (AMENDED EXHIBIT A MAP DATED 07-09-2013).doc

http://planning.lacounty.gov/case/view/tentative_parcel_map_no_060030_conditional_use_permit_no_03_238_5_oak_tree_p/



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

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

PARCEL NO.: 060030 AMENDED TENTATIVE MAP DATE: 10/18/2012
AMENDED EXHIBIT MAP DATE: 7/09/2013

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

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Revised Drainage Concept /Hydrology Study/ Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 5/22/13 to the satisfaction of Public Works.
2. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.
3. Obtain and record notarized drainage covenants, in a form approved by Public Works from all impacted offsite property owners, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants reference 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.

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 Flood Control District 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.
3. Show and label all natural drainage courses.
4. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Prior to Improvement Acceptance for Public Maintenance:

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

Name  Date 7/24/2013 Phone (626) 458-4921

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
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

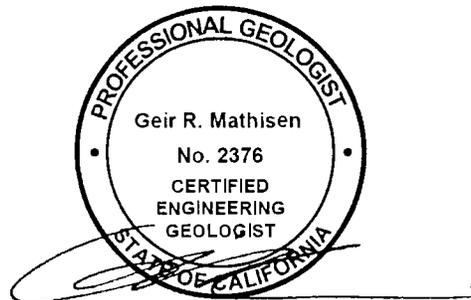
TENTATIVE PARCEL MAP 60030
SUBDIVIDER Sterling Gateway
ENGINEER Sikand
GEOLOGIST & SOILS ENGINEER A.E. Seward Eng. Geology, Inc.

TENTATIVE MAP DATED 7/9/13 (Exhibit A)
LOCATION Val Verde
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 9/12/06, 7/7/06, 10/7/05

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 8-5-13 is attached.



Reviewed by _____ Date 8/5/13
Geir Mathisen

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

Tract 60030
Location Val Verde
Developer/Owner Sterling Gateway
Engineer/Architect Sikand
Soils Engineer Allan E. Seward Engineering Geology, Inc. (05-1132-3)
Geologist Allan E. Seward Engineering Geology, Inc.

DISTRIBUTION:

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

Review of:

Amended Exhibit Dated By Regional Planning **7/9/13**
Soils Engineering and Geologic Reports Dated 9/12/06, 7/7/06, 10/7/05
Previous Review Sheet Dated 6/20/13

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions 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 ENGINEER:

THE ONSITE SOILS HAVE LOW TO HIGH EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.

Prepared by _____



Date 8/5/13

Please complete a Customer Service Survey at <http://dpw.kaweahq.org/gm/survey>.

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.

D:\geotech\Development\Review\Soils\Review\Items\TR 60030_Val Verde_TTM 11.dwg

AMENDED TENTATIVE EXHIBIT "A" MAP DATED 07-09-2013

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

1. Comply with all previously approved conditions to the satisfaction of Public Works.



Prepared by Tony Hui Phone (626) 458-4921 Date 08-05-2013

P:\ldpubl\SUBPCHECK\Grading\Tentative Map Reviews\060030-2 Amend Exh A Map Rev1.doc

CUP 03-238 (Amend.) AMENDED TENTATIVE MAP DATE 10-18-2012
AMENDED EXHIBIT "A" MAP DATE 07-09-2013

The following revised conditions are recommended for inclusion in the tentative map approval:

1. Condition 14 is revised as follows: Prior to building permit issuance, pay the fees established by the Board of Supervisors for the Westside 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 \$21,970 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.
2. Condition 15 is revised as follows: If any ultimate improvements are constructed by the subdivider and accepted by the Los Angeles County Department of Public Works or if any fair share payments for ultimate improvement work are made and are included as District improvements in the Westside Bridge and Major Thoroughfare Construction Fee District, then the subdivider may be issued credits which may then be used within the Westside District. Reimbursements will only be made on improvements constructed by the subdivider that are included as District improvements and are deemed ultimate improvements (as opposed to interim improvements).
3. Comply with the mitigation measures identified in the June 20, 2007 memoranda/letter, updated Mitigation Monitoring Program (MMP) from our Traffic and Lighting Division to the satisfaction of Public Works.
4. Conform with all other previously approved road conditions to the satisfaction of Public Works.



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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

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

IN REPLY PLEASE
REFER TO FILE: T-4

June 20, 2007

Mr. Daryl Zerfass
Austin-Foust Associates, Inc.
2223 Wellington Avenue, Suite 300
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

**STERLING INDUSTRIAL
PARCEL MAP NO. 60030
TRAFFIC IMPACT ANALYSIS (JUNE 2007)
CASTAIC JUNCTION AREA**

As requested, we have reviewed the subject document. The proposed project is west of Avenue Penn in the unincorporated County of Los Angeles area of Castaic Junction. The project will be accessed from Commerce Center Drive to Witherspoon Parkway and Livingston Avenue.

The proposed project is located on a 117-acre site adjacent to the Valencia Commerce Center. The project consists of 37 industrial lots, which will be developed with 1,221,360 square feet of industrial park uses. The project is estimated to generate approximately 7,300 vehicle trips daily, with 800 vehicle trips during both the a.m. and the p.m. peak hours.

We generally agree with the revised traffic study that the project alone will significantly impact the following County intersections. The following improvements shall be the sole responsibility of the project and made a condition of approval to be in place prior to the issuance of building permit.

Commerce Center Drive at Witherspoon Parkway

South approach: Two left-turn lanes and three through lanes (add left-turn lane).

Install traffic signal.

Mr. Daryl Zerfass
June 20, 2007
Page 2

Commerce Center Drive at Harrison Parkway

South approach: Two left-turn lanes and three through lanes (add left-turn lane).

West approach: One shared left/right-turn lane and one exclusive right-turn lane (convert left-turn lane to shared left/right-turn lane).

Install traffic signal.

Significant project impacts will also occur at the following locations. The County, along with Newhall Land and Caltrans, are in the process of constructing major regional interchange improvements at these locations. The installation of the improvements will mitigate the impacts due to the project. However, until these improvements are completed the project will have an unmitigated significant project impacts. Therefore, building permits shall be withheld until the following improvements are in place and operational.

Hasley Canyon at I-5 Interchange (Roundabout)

Commerce Center Drive at SR-126 Interchange (Grade Separation)

We also agree that the project along with other related projects will significantly impact the following County intersections. The project shall contribute its proportionate share of the cost for the following mitigation measures:

Commerce Center Drive at Witherspoon Parkway

North approach: Two through lanes, one shared through/right-turn lane, and one exclusive right-turn lane (convert one through-lane to shared through/right-turn lane).

The project's pro-rata share is 31 percent.

Commerce Center Drive at Franklin Parkway

South approach: Two left-turn lanes and three through-lanes (add left-turn lane).

West approach: One left-turn lane and two right-turn lanes (add right-turn lane).

The project's pro-rata share is 24 percent.

Mr. Daryl Zerfass

June 20, 2007

Page 3

The Old Road at Henry Mayo Drive

West approach: Two left-turn lanes and one free-flow right-turn lane (add left-turn lane).

The project's pro-rata share is 1 percent.

Conceptual plans and cost estimates for these improvements shall be submitted to Public Works for review and approval prior to map recordation.

We also generally agree that the project will not have a significant impact on the Congestion Management Program-monitored intersection, arterials, or freeways in the area.

If you have any questions regarding the review of the document, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

DONALD L. WOLFE
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

PA: cn
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cc: Caltrans (Cheryl Powell)
City of Santa Clarita (Ian Pari)
Newhall Land (Barbara Fortman)

bc: Land Development (Sheridan, Wittler, Wong)

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 building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. We have identified potential mitigation measures for the existing sewer system within Commerce Center Drive (PC 12063AS). A sewer assessment district may be formed to fund these mitigation measures for the sewer portion from Hasley Canyon Road to The Old Road. If a sewer assessment district is formed, submit a proportional payment to fund these mitigation measures to the satisfaction of Public Works. If the sewer district is not formed by the recordation of this subdivision, provide a letter of credit in an amount to cover all identified mitigation measures per the approved sewer area study to the satisfaction of Public Works.
4. Include intermittent flow tests in the Mitigation Monitoring section of the California Environmental Quality Act documents to the satisfaction of Public Works. A cash deposit in the amount of \$10,000 shall be submitted to Public Works to guarantee performance of these flow tests.
5. The subdivider shall obtain a will serve letter and if necessary, request for annexation from the County Sanitation District. The request for annexation must be approved prior to final map approval.
6. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.

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 maintained by the water purveyor, with appurtenant facilities to serve all buildings 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 building.
3. If applicable, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each commercial lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Provide a verification letter from the water purveyor indicating if recycle water is available in the area. If recycle water is available, install a separate water irrigation system for recycled water to the satisfaction of Public Works.



Prepared by Tony Khalkhali

Phone (626) 458-4921

Date 08-05-2013

pm60030wa-Amended Exhibit A Map dated 07-09-2013.doc