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 evidence that the Department of Regional Planning is prepared to recommend waiving the street frontage requirement for Parcel 21.

2. An approved geotechnical consultant report and a geotechnical map are required. Please see attached Geologic and Soils Engineering review sheet (Comments 1 through 4) for comments and requirements. The engineering geotechnical consultant report and map shall be submitted directly to Public Works and a review fee is also required.

3. A revised tentative map is required to show the following additional items:
   a. Please see attached Subdivision checked print for comments and requirements.
   b. Please see attached Road review sheet (Comment 1) and checked prints for comments and requirements.

5. A revised exhibit “A” is required to show the following additional items:
   a. Please see attached Subdivision checked print for comments and requirements.
   c. Please see attached Road review sheet (Comment 1) and checked prints for comments and requirements.

6. A revised “Land Division Application” is required to indicate whether or not there are existing structures, and if they are to be removed or to remain (Item No. 9).
Tentative Tract Map 60022  Tentative Map Dated 9/13/16 (Rev./Exhib.)  Parent Tract
Grading By Subdivider? [N] (Y or N) yd³
Geologist Geocon
Soils Engineer Geocon

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated: 10/19/09, 4/15/09
References:

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

1. Submit an updated geotechnical consultant report which addresses and evaluates current Tentative Map.
2. Provide a geotechnical map that is based on the Tentative Map.
3. All geotechnical reports submitted for review must include an electronic copy of the report 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. The submittal in response to this review must include an electronic version of the original report and the supplemental report in response to this review.
4. The Geotechnical and Materials Engineering Division is now accepting review submittals through a web application at the following URL: https://dpw.lacounty.gov/apps/esubmissions/qme/default.aspx. Please use this web portal to submit documents in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.
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. Address road comments shown in the attached pm060022r CHECK PRINT SR, dated September 14, 2016. See link below.

   P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 060022\RD 060022\2016-10-12 PM 060022 TENTATIVE MAP 1ST CHECK.pdf. AND

   P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 060022\RD 060022\2016-10-16 PM 060022 EXHIBIT MAP 1ST CHECK.pdf

Prepared by Sam Richards Phone (626)458-4921 Date 10-12-16
LEGAL DESCRIPTION:

PARCEL NO. 60022

ASSESSORS PARCEL MAP

LEGAL DESCRIPTIONS EXHIBIT

VESTING TENTATIVE PARCEL MAP NO. 60022
VESTING TENTATIVE PARCEL MAP NO. 60022
TEJON RANCH
COUNTY OF LOS ANGELES, CALIFORNIA

SEE COMMENTS ON THE TENTATIVE MAP
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 Aissa Carrillo  Phone (626) 458-3126  Date 10-13-2016
The following report 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, Underground 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. 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.

6. 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.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. 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.

9. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

10. Grant ingress/egress and utility easements to the public over the private and future or future streets.

11. Dedicate vehicular access rights to the rear of double frontage residential lots. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

12. The street frontage requirement for Parcel 21 needs to be waived by the Advisory Agency.

13. 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.

14. 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.

15. 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.

16. 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 Highway 138 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.
17. 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 $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.
HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by: Michele Chimenti  Date: 10/06/2016  Phone: (626) 458-4921
1. Approval of this map pertaining to grading is recommended.

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

Name: Nazem Said  Date: 9-22-2016  Phone: (626) 458-4921
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 20+ acres subdivision.

Prepared by Imelda Ng
Phone (626) 458-4921 Date 10-06-2016
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 Phone (626) 458-4921 Date 10-06-2016