

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) Mitigate portions of the property with proposed improvement that are lying in and adjacent to the natural drainage courses and are subject to flood hazard. Please see attached Hydrology/Drainage review sheet (Comment 1) for requirements.
- (2) As previously requested, an approved drainage concept/Low Impact Development Plans(LID)/Water Quality Plan. Please see attached Hydrology/Drainage review sheet (Comments 2 to 4, and 10). The Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan/LID was reviewed on 05/14/07 and was not approved.
- (3) Approval for proposed bridges spanning a watercourse. Please see attached Hydrology/Drainage review sheet (Comment 5) for requirements.
- (4) Comply with Interim Peak Flow Policy. Please see attached Hydrology/Drainage review sheet (Comment 9) for requirements.
- (5) Submit various documents for approval and obtain Board approval regarding flood insurance fold map. Please see attached Hydrology/Drainage review sheet (Comments 11 to 14) for requirements.
- (6) As previously requested, an approved engineering geologic report. Please see attached Geologic/Soils review sheet. The engineering geologic report shall be submitted directly to Public Works and a review fee is also required.
- (7) As previously requested, an approved soils report. Please see attached Geologic/Soils review sheet. The soils report shall be submitted directly to Public Works and a review fee is also required.
- (8) Submit various documents for approval and address grading differences. Please see attached Grading review sheet (Comments 2 and 3) for requirements.
- (9) As previously requested, an approved traffic study. The traffic study shall be submitted directly to Traffic and Lighting Division of Public Works for review and approval and a review fee is also required. Please see attached Road review sheet (Comments 3 and 7) for requirements.

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:

- (10) Provide various documents and plans for approval. Please see attached Road review sheets (Comment 1, 2 and 4) for comments and requirements.
- (11) As previously requested, an approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (12) As previously requested, provide a "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient water Supply". Please see attached Water review sheet for comments and requirements.
- (13) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Provide a list of Assessor's Parcel Number(s) for the project.
 - b. Reconcile the total number of lots (881lots on application vs. 884 lots on map).
 - c. Reconcile the total gross acres (1,682.1 acres on application vs. 1,803.3 acres on map).
 - d. As previously requested, provide an insert map showing the large lot of 20 acres or more. Delineate clearly the proposed lot lines.
 - e. As previously requested, delineate and call out any remainder parcels, if applicable.
 - f. Please see attached Hydrology/Drainage review sheet (Comments 6 to 8) for requirements.
 - g. Please see attached Soils Engineering review sheet (Comment 20) for requirements.

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:

- h. Please see attached Road review sheets (Comments 5, 6 and 7) for requirements.
 - i. Please see attached Sewer review sheet (Comment 2) for requirements.
- (14) If applicable, a revised "Land Division Application" is required. Please see Denial No's 13b & 13c above.

HW
Prepared by John Chin

Phone (626) 458-4918

Date 12-04-2012

tr60678L-rev3.doc
<http://planning.lacounty.gov/case/view/tr060678/>



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

TRACT NO. 60678

REVISED TENTATIVE MAP DATED 11/01/12
EXHIBIT MAP 11/01/11

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

- 1. Mitigate portions of the property with proposed improvement that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
- 2. A Water Quality Plan (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:
 - Any project with 1 acre or more of disturbed land and adding 10,000 square feet or more of impervious area;
 - Industrial parks with 10,000 square feet or more square-feet of surface area;
 - Commercial malls with 10,000 square feet or more square-feet of surface area;
 - Parking lot with 5,000 square feet or more of surface area or with 25 or more parking spaces;
 - Street and/or road construction of 10,000 square feet or more of surface area;
 - Locations within or directly adjacent to or discharging directly to an environmentally sensitive area if the discharge is likely to impact a sensitive biological species or habitat and the development creates 2,500 square feet or more of impervious surface
- 3. A Low Impact Development Plans (LID) (as part of the drainage concept) is required prior to the tentative approval of the map.
 - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
- 4. Prior to tentative map approval for drainage, submit a drainage concept 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.
- 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 for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
- 7. Prior to tentative map approval for drainage, submit a revised tentative map showing all publicly maintained debris basins as a fee title lot. Clearly delineate the fee title lot boundary.
- 8. Prior to tentative map approval for drainage, submit a revised tentative map showing and calling out all debris desilting areas and desilting drainage devices. Identify whether publicly or privately maintained.



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

- 9. Comply with Interim Peak Flow Policy, adopted by the Regional Water Quality Control Board February 1, 2005. The Peak Flow Standard shall require that all post-development runoff from a 2-year, 24-hour storm shall not exceed the pre-development peak flow rate, burned, from a 2-year, 24-hour storm. The Peak Flow Standard shall also require that post-development runoff from the 50-year capital storm shall not exceed the pre-development peak flow rate, burned and bulked, from the 50-year capital storm (**required for projects where drainage discharges to natural drainage course AND only for new subdivisions or Revised maps with application date after 02/01/05**).
- 10. The latest Drainage Concept/Hydrology Study/SUSMP/LID was reviewed on 05/14/07 and was not approved.
- 11. Prior to tentative map approval for drainage, submit easement documents for all proposed offsite publicly maintained facilities (if applicable).
- 12. Prior to tentative map approval for drainage, submit recorded covenants for offsite impacts (if applicable).
- 13. 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.
- 14. Comments/Additional Requirements:
 - a) A Conditional Letter of Map Revision (CLOMR) from FEMA may be required for any proposed encroachments into Zone A per the Federal Flood Insurance Rate Map.
 - b) A conditional floodway map revision adopted by the Board of Supervisors may be required for any encroachments into a County adopted floodway.

Reviewed by Eden Berhan Date 12/4/12 Phone (626) 458-4921

EDEN BERHAN

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 TRACT MAP 60678 **TENTATIVE MAP DATED** 11/1/12 (Revision/Exhibit)
SUBDIVIDER Newhall Land **LOCATION** Castaic Junction
ENGINEER Hunsaker & Associates
GEOLOGIST A. E. Seward Engineering Geology, Inc. **REPORT DATE** 9/30/05

The Regional Planning Commission, developer, and engineer are advised that:

1. Provide an updated geotechnical report addressing the revisions to the Tentative Map.

As previously requested (Geologic Review Sheet dated 3/5/07):

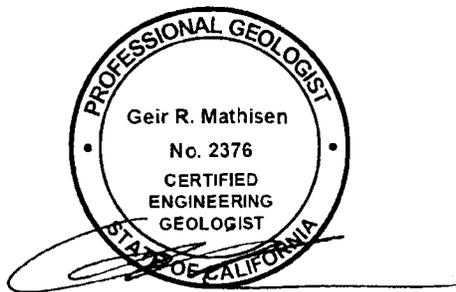
PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

2. Evaluate debris flow potential for each building area located below a swale or steep natural slope including, but not limited to lots 357-359 and 369 and lots west of San Martinez Grande Canyon Road. Provide mitigation recommendations as necessary. If grading is required to mitigate a potential hazard, then the required grading must be depicted on the Tentative Map. If catchment areas are required, the volume of debris required for containment must be determined, and the containment area must be shown on the Tentative Map.
3. Provide geologic cross sections through all landslides encroaching into the proposed debris basins, that are not proposed to be entirely removed by the proposed grading. Determine that the remaining un-graded portion of the landslides is stable, recommend mitigation, or increase the basin capacity by an equivalent volume.
4. The toes of landslides QIs-IV(W), offsite landslide QIs-XVI(W), a surficial failure (Qsf) and QIs-IX(W) are shown encroaching into the debris cone of a proposed debris basin. Determine that the remaining un-graded portion of the landslides are stable, recommend mitigation, or increase the basin capacity by an equivalent volume. Clearly, show the high water line (debris cone) of the proposed debris basin.
5. Clearly, show all proposed Restricted Use Areas on the Tentative Map and the Geotechnical Map.
6. Several RUA symbols are shown on map sheet 5 which are not shown in the map legend (adjacent to CS-9W, to the north of cross-section 15W). Clarify what these symbols are and/or show their explanation on the map legend.
7. For natural slopes that does not meet the minimum County requirements for factor of safety, adjust lot lines to constrain the geotechnical hazard on one lot or provide remediation as warranted. The geotechnical hazard may not be subdivided.
8. Depict the proposed final topography in the area of landslide removal, including but not limited to QIs-X, QIs-VI(B), QIs-V(B), QIs-XIV(E); QIs-IX(E), QIs-II(E), QIs-III(E), QIs-IV(E), QIs-VIII(E), QIs-IX(E); and QIs-VI(P).
9. Landslides QIs-IV(B), QIs-V(P), QIs-II(P), QIs(LI), QIs-V(E), QIs-II(C), QIs-X(W) and QIs-V(M) are shown crossing proposed lot boundaries. Adjust lot lines to constrain the landslides on one lot or provide remediation of the landslides. The landslide hazard may not be subdivided. If compete removal is proposed, depict the proposed final topography in the area of landslide removal.
10. The boundary of QIs-IV(W) does not conform with what is shown on geologic cross-section 5W-5W'. Discuss and/or revise as necessary. (Note: The cross-section shows grading into the head of the landslide).
11. Several cross-sections are missing from geotechnical map sheet 8. Show ~~location~~ location of cross-sections 26(P)-26'(P), 27(P)-27'(P), 28(P)-28'(P) and 30(P)-30'(P) on the geotechnical map.
12. Revise the geotechnical map to show the proposed grades as shown on cross-section 16M-16'M.

13. Proposed grading is shown encroaching into the head of landslide QIs-XIV(L). Discuss what impact the mapped landslide has on the proposed grading. Note: Grading is not permitted in a proposed Restricted Use Area.
14. Geotechnical map sheet 8 shows proposed fill over landslide QIs-II(P). Prior to placing certified fill, all unsuitable material must be removed. Show all notes and removal depths on the plans. (Note: Grading is not permitted in a Restricted Use Area).
15. Provide a geotechnical report addressing the proposed grading for the water tank site located east of CS-15Ma.
16. Provide a discussion of the recommended relocation of the water tank adjacent to QIs-XV(L). Discuss what impact the existing landslide will have on the proposed grading.
17. Provide geologic cross-section for proposed cut-slopes CS-18M and CS-19M.
18. The Soils Engineering review dated 12/4/12 is attached.

Note: The revised Tentative Map does not include proposed development north of SR 126. Therefore, comments addressing these areas do not apply.

NOTE Provide a copy of this review with your resubmittal



Prepared by _____

Geir Mathisen

Date 12/4/07

**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 4

Tentative Tract 60678
Location Castaic Junction
Developer/Owner Newhall Land
Engineer/Architect Hunsaker & Associates
Soils Engineer Allan E. Seward Engineering Geology, Inc. (05-2062-4)
Geologist Allan E. Seward Engineering Geology, Inc.

DISTRIBUTION:

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

Review of:

Revised Tentative Tract Map and Exhibit Dated By Regional Planning 11/1/12
Soils Engineering and Geologic Report Dated 9/30/05
Previous Review Sheet Dated 3/6/07

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

As previously requested:

1. On the geotechnical map provided within the submitted report, it appears that the proposed lot lines transect several natural slopes that indicate factors of safety below County minimum standards and several existing landslides (i.e. Qls-IV(B), Qls-V(P), Qls-II(P), Qls-L(I), Qls-V(E), Qls-II(C), Qls-X(W), Qls-V(M), etc.). Per County policy, natural slopes and landslides that do not meet County minimum slope stability standards are considered geotechnical hazards and can not be subdivided. Provide revised mitigation measures and/or revise lot lines, as necessary. Provide substantiating slope stability analyses as necessary.
2. Slope stability analyses within the submitted report for several ascending natural slopes (i.e. Cross Sections 1C-1C', 2C-2C', 19P, 20P, etc.) indicate factors of safety below County minimum standards. Geotechnical setbacks from the toe of these slopes and/or from the toe of predicted post-failure geometries are recommended as mitigation measures. Discuss and address the following regarding the recommended mitigation measures:
 - a. Per County policy, for geotechnical setbacks recommended as mitigation measures for unstable ascending slopes, each of the geotechnical setbacks from the ascending slope must be applied from the toe of a stable predicted post-failure geometry, respectively. Provide conservative predicted post-failure geometries for all ascending slopes where geotechnical setbacks are recommended as mitigation measures. Also provide slope stability analyses for all predicted post-failure geometries. Provide a geotechnical cross section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Verify the locations of the recommended geotechnical setbacks.
 - b. Slope stability analyses within the submitted report which considers post-failure geometry, including but not limited to Cross Sections 3C-3C' (Run 9C), 3M-3M' (Run 1M), appear to show only an increase in debris material in front of the natural slope analyzed and a decrease in the driving force material. Discuss each of the predicted post-failure geometries, for all ascending slopes which are considered unstable and have geotechnical setbacks as mitigation measure, respectively. Provide geotechnical cross sections to show the predicted failure modes based on the calculated critical failure from slope stability analyses. Clearly show the predicted debris volume movement of the predicted post-failure geometry. Also provide volume calculations to show the predicted shift in debris volume. The most conservative predicted post-failure geometries must be considered.
 - c. Provide additional static and seismic slope stability analyses for all of the predicted post-failure geometries to verify the stability of the post-failure debris material and the post-failure slopes, as necessary. Also, provide a geotechnical cross section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
 - d. Provide calculations and/or direct shear test results, to verify the shear strength parameters of predicted post-failure debris material. All back calculated shear strength parameters must include substantiating analyses, as necessary.
 - e. All recommended geotechnical setbacks from stable predicted ascending post-failure geometries must include County Building Code setback distances from the toe of the stable predicted post-failure geometries.
 - f. All predicted post-failure geometries shall not cross propose lot lines. Verify and revise lot lines as necessary. Provide data, substantiating slope stability analyses, and revised mitigation measures as necessary. Verify all geotechnical setbacks and revise the geotechnical maps and tentative maps as necessary.

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

SOILS ENGINEERING REVIEW SHEET

Tentative Map (Tract) No. 60678
REMARKS (cont.):

Sheet 2 of 4

3. On the geotechnical maps of the submitted report, it shows that geotechnical setbacks are recommended as mitigation measures for descending slopes that do not meet County minimum standards for slope stability. Address the following:
 - a. Per County policy, geotechnical setback for unstable descending slopes shall not have transecting lot lines. Verify proposed lot lines as necessary.
 - b. For unstable descending slopes that do not have transecting lot lines, the County Building Code setback distance must be applied from the geotechnical setback line. Verify the recommended distance of all geotechnical setbacks. Provide revised lot lines and/or revised mitigation measures as necessary. Revise geotechnical maps and tentative maps, as necessary.

4. On the geotechnical maps of the submitted report, it appears to show several landslides and graded slopes that may directly impact proposed debris basins. Address the following:
 - a. The estimated debris cone for the proposed debris basins below landslides Qls-IV(W), offsite landslide Qls-XVI(W), a surficial failure (Qsf), and Qls IX(W), may introduce water to the toe of the existing landslides and surficial failure respectively, as indicated by the Geology Section. Provide slope stability analyses that considers rapid draw down conditions for these landslides, as necessary.
 - b. Verify the stability of all landslides that are not proposed to be entirely removed and which are encroaching (or may fail) into proposed debris basins, as requested by the Geology Section. Provide static and seismic slope stability analyses, as necessary.
 - c. On Sheet 10 of the geotechnical map, it appears to show a debris basin located at the toe of a proposed cut slope CS-38L. Verify and provide slope stability analyses of the proposed cut slope considering rapid drawdown condition for the debris basin at the toe of the slope, as necessary.Also, provide a geotechnical cross section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.

5. Specifically address all potential debris flow hazards (i.e. PDFH, etc.) and all surficial failures at the subject site and provide recommendations, as necessary. Address and provide recommendations for the PDFH shown, including but not limited to the ascending natural slope south of estate lots (Lots 357-359, and 369, etc.) on Sheet 3 of the submitted geotechnical maps. Also address the delineated Qsf upslope of CS-7B, CS-8B and Qls-I(B), Qls-IV(B), as requested by the Geology Section. Show all recommended grading and/or mitigation measures on the geotechnical maps, as necessary.

6. On Sheet 3 of the geotechnical maps of the submitted report, it shows recommendations for removal depth of landslide debris. Address the following regarding landslide removals:
 - a. Removal of 20'-25' of material is shown at the toe of landslides Qls-I(E), and Qls-II(E) located upslope of Lot 349. Verify the limits and type of materials to be removed. Show the final grade (topography) of this area and the proposed removal of materials on the associated Cross-Section 12E-12E' as necessary.
 - b. Partial removal of 20'-30' of material is shown for landslide Qls-XIV(E). Verify the removal depth and limits. Provide slope stability analyses for the landslides Qls-I(E) and Qls-II(E) and/or all of the remaining landslide debris to remain in place, as necessary. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.

7. Specifically address the suitability of all landslide debris, proposed to remain in place, to support new engineered compacted fill and proposed structures. Certification for new fill will only be accepted if it is benched into competent material. Address and provide sufficient data to establish the competency of the landslide debris, including but not limited to, Qls-XIII(B), Qls-IX(E), Qls-XIV(E), Qls-II(P), etc., to support certified fill and structures. If competency can not be established then the remaining landslide debris must be either mitigated or placed under "Restricted Use Area".

8. On Sheet 3 of the geotechnical maps of the submitted report, it shows several steep ascending natural slopes south of the proposed estate lots (Lots 357-359 and 369). Verify the stability the steep natural slopes. Provide static, seismic and surficial slope stability analyses for the steepest slopes in this area (i.e. Cross-Section 19E-19E', 20E-20E', etc.), as necessary. Also, provide a geotechnical cross section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.

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

SOILS ENGINEERING REVIEW SHEET

Tentative Map (Tract) No. 60678
REMARKS (cont.):

Sheet 3 of 4

9. On the geotechnical map of the submitted report, it shows several areas with steep descending natural slopes with gradients steeper than 2:1 which may affect the feasibility of proposed lots and/or grading. Verify the feasibility of the following lots and/or grading:
 - a. Sheet 5, Lots 31 & 32, west of proposed lots.
 - b. Sheet 10, approximately 200' cut/fill slope at CS-1M and CS-2M.
 - c. Sheet 12, Lots 518 & 457, west of proposed lots.
 - d. Sheet 12, Lot 461, along Cross Section 10M-10M'.
 - e. Sheet 12, northeast of proposed cut slope CS-9M.
 - f. Sheet 13, Lot 439, west of proposed lot.Provide static, and seismic slope stability analyses for the descending slope to verify the feasibility of the proposed lots and/or grading, as necessary. Also, provide a geotechnical cross section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards, as necessary.
10. The boundary of Qls-IV(W) does not conform with geologic Cross-Section 5W-5W', per the Geology Section. Provide revised slope stability analyses once the geology has been conclusively determined. Recommend mitigation if factors of safety are below County minimum standards.
11. On the geotechnical map of the submitted report, it indicates that complete removals of various landslides and/or landslide debris will be conducted over the subject site. However the some of the associated cross-sections of these landslides do not show the indicated removal depths while other cross-sections do. For example, on Sheet 4 of the geotechnical maps it indicates that Qls-X(C) will be completely removed, however the associated Cross Section 4C-4C' does not show the removal of the landslide. Verify whether the indicated removals on geotechnical maps are recommended. Revise the geotechnical maps and associated cross-sections to clearly show the recommended removal depths, as necessary.
12. Several Cross-Sections are not shown on the geotechnical maps as indicated by the Geology Section. Verify and show the locations of Cross-Sections 26P-26P', 27P-27P', 28P-28P', 30P-30P', 28M-28M', 29M-29M', and 30M-30M', as requested by the Geology Section. Provide slope stability analyses once the geology has been conclusively determined, as necessary. Recommend mitigation if factors of safety are below County minimum standards.
13. The proposed grading shown in Cross-Section 18P-18P' is not shown on the associated geotechnical map. Revise Cross-Section and geotechnical map such that they conform as necessary. Provide revised slope stability analyses as necessary. Recommend mitigation if factors of safety are below County minimum standards.
14. Several geotechnical notes have been placed on the submitted geotechnical maps. For example, on Sheet 9 of the geotechnical maps it states, "Re-Evaluate Design at Proposed Water Tank Site to Address Potentially Unstable Natural Slopes". Recommend and show all mitigation measures stated in these geotechnical notes for the proposed development, as necessary. Provide revised grading, mitigation measures, and substantiating data and analyses as necessary. Revise the geotechnical maps and tentative map to show all recommendations and mitigation measures, as necessary.
15. On Sheet 9 of the geotechnical map of the submitted report it indicates that there are potential unstable natural slopes at the proposed water tank locations shown on Cross Sections 17M-17M', 18L-18L', and 19L-19L'. Provide slope stability analyses and/or revised design for the water tanks site, as necessary. Revise geotechnical maps and tentative map as necessary.
16. Independent static and seismic slope stability analysis for the existing Terrace Deposits (Qt) slope face shown on Cross Section 23M-23M' indicate factors of safety below County minimum standards. Address and verify stability of the existing slope and the future stability of the entire proposed slope once the engineered fill is placed over the existing terrace deposit. Make revisions and provide revised slope stability analyses, as necessary. Recommend mitigation if factors of safety are below County minimum standards.
17. The slope stability analyses shown on Cross Section 27M-27M' was not provided in the copy of the report submitted to the Soils Section. Upon receipt of the analyses requested, a complete review will be conducted.
18. In the Summary of Shear Test Data for Bedrock (Tp), Along Bedding, (Figure, B6.4), it shows one direct shear test result which indicates lower shear strength parameters than shear strength parameter utilized within the slope stability analyses. Verify and discuss the lowest direct shear test result. Verify the soil parameters utilized in the slope stability analysis. Provide revised slope stability analyses, as necessary. Recommend mitigation if factors of safety are below County minimum standards.

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

SOILS ENGINEERING REVIEW SHEET

Tentative Map (Tract) No. 60678
REMARKS (cont.):

Sheet 4 of 4

19. In the SPT/CPT correlation shown for RW-10HS and CPT-57HS (Figure C166) the Boring N-SPT and the Laboratory % Fines shown on the graphs do not appear to be consistent with the data shown within the logs, respectively. Verify and provide revised SPT/CPT correlations, as necessary.
20. Topography/Grading shown on the geotechnical map and tentative map/Exhibit "A" must conform.
21. Show the following on the geotechnical map:
 - a. All existing and proposed (i.e. re-designed slopes, re-designed grading, etc.).
 - b. Location of all keyways of buttress/stabilization fills.
 - c. Grading required for construction of buttress/stabilization fills, as necessary.
 - d. All recommended grading and mitigation measures regarding potential debris flow.
 - e. Clearly delineate the location of "Restricted Use Area(s)" (i.e. all locations behind geotechnical setbacks). Provide and delineate limits of recommended "Restricted Use Area(s)".
 - f. All recommended mitigation measures.
22. Requirements of the Geology Section are attached.
23. Include a copy of this review sheet with your response.



Prepared by _____

Date 12/4/12

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.

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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:

REQUIREMENTS PRIOR TO TENTATIVE MAP APPROVAL:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
2. Prior to tentative map approval submit a covenant or easement documents indicating that rights have been secured to permit the proposed off-site work.
3. According to general note 1, since there is a substantial grading difference allowed in pad elevations changes of 10 feet max.; account for this substantial grading difference by depicting a range in the earthwork quantities (maximum and minimum cut, fill and export quantities). This earthwork quantity range shall be included in the tentative map application and addressed in the CEQA document. Any changes in grading limits that may require additional offsite grading easements rights shall be acquired prior to tentative map approval.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

4. Prior to approval of any grading plan, notarized covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite covenants will be determined by Public Works based on proposed off-site grading work which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to 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 covenants referenced 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.

5. Show disposition of all the easements (i.e. quit claimed, relocate, or easement holder permission will be obtained).
6. Provide landscaping plans per grading ordinance (Section J110.3 of Appendix J of the Los Angeles County Building Code).
7. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division is required.
8. Submit the following agency approvals:
 - a. A permit/letter of non-jurisdiction may be required from State of California Department of Fish and Game.
 - b. A permit/letter of non-jurisdiction may be required from State of California Department of Conservation Division of Oil and Gas (DOG).
 - c. A permit/letter of non-jurisdiction may be required from State of California Regional Water Quality Control Board.
 - d. A permit/letter of non-jurisdiction may be required from Army Corps of Engineers.
 - e. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

9. Submit a grading plan for approval. The grading plans must show and call out the construction of at least all drainage devices and details, paved driveways, elevation and drainage of all pads, and the SUSMP devices if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
10. A maintenance agreement may be required for privately maintained drainage devices.
11. Provide a draft copy of the CC&Rs
12. Permission is granted to file “large lot” tract maps of 20 acres or more (without improvements) provided that all road right of way requirements are adhered to the

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 60678 (Rev.)
CUP 2005-00150

Page 3/3

TENTATIVE MAP DATED 11-01-2012
EXHIBIT MAP DATED 11-01-2012

satisfaction of Public Works.

PC Name Patricia Constanza

Date 12-05-2012 Phone (626) 458-4921

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 copy of the approved design of the proposed interchange at State Route 126/Long Canyon Road and of the approved Long Canyon Road bridge design. Show the approved location and adequate design details on the tentative map. If not constructed per TR 53108 (Landmark Village), the interchange shall be constructed per Tract 60678 to the satisfaction of Public Works.
- (2) As previously requested, provide proof that the subdivider has obtained the necessary off-site full-width right of way/easement (outside the ownership of the Newhall Land Company properties) to construct the off-site grading and full improvements on an alignment to the satisfaction of Public Works on: (1) Chiquito Canyon Road from Long Canyon Road to join the existing improvements, (2) Long Canyon Road from Chiquito Canyon Road to join off-site Valencia Boulevard, (3) Magic Mountain Parkway from southerly tract boundary to join off-site Valencia Boulevard, and (4) Valencia Boulevard from off-site Long Canyon Road to off-site Magic Mountain Parkway.
- (3) As previously requested, an approved traffic study is required prior to tentative map approval. The traffic study shall also address additional traffic lanes on highways and major collector streets, adequate stacking distance from right of way to location of entry gates (or key pad if one is provided), adequate centerline spacing between highways/streets/driveways based on queuing requirements and traffic analysis at all streets/driveways intersections. Based on the approved traffic study, a revised tentative map and/or conceptual striping plan may be required. Please contact Jeff Pletyak at (626) 300-4721 of our Traffic and Lighting Division for additional information.
- (4) Submit a copy of the approved 100-foot-scale conceptual striping plan for Long Canyon Road and Magic Mountain Parkway, modified collectors and LDZ/Transportation/Maintenance/Recreation Lots.
- (5) A revised tentative map (all applicable sheets) is required to show the following additional items:
 - a. Dimension the right of way of Magic Mountain Parkway
 - b. Provide wildlife crossing detail (to be under Magic Mountain Parkway).
 - c. Show centerline curve data (radii, lengths, tangents, BCR's, ECR's, BC's,

EC's, PRC's, PCC's, etc.) for Long Canyon Road.

- d. Typical sections shown for Magic Mountain Parkway and Long Canyon Road are not consistent with the approved IEC plan, approved traffic study and conceptual striping plan.
- e. Provide detail for a standard knuckle.
- f. As previously requested, the meandering sidewalks should be labeled as "bicycle/pedestrian trails" on the cross sections. Use terminology per the Newhall Ranch Specific Plan.
- g. Provide a temporary turnaround at the tract boundary of "LL" Street and "JJ" Street and secure offsite easements to accommodate this temporary turnaround and show on the tentative and exhibit maps.
- h. "XX" Street, "YY" Street and "ZZ" Streets are shown on the tentative map as proposed public streets; however, the typical sections depict these streets as private drives. Either provide a standard typical section for these streets or provide proof that Regional Planning is willing to waive the street frontage to the Advisory Board for the lots served by these streets.
- i. Provide Typical sections for the following streets: "MM" Street from "WW" Street to "SS" Street; "SS" Street; "EE" Street from "DD" Street to "CC" Street; "CC" Street from "BB" Street to terminus; "P" Street from "W" Street to "G" Street; "J" Street from "T" to Terminus and "LL" Private and Future Street east of Magic Mountain Parkway.
- j. "L" Street from "W" Street to "M" Street was listed as part of the 64' r/w residential collector typical section but was not found on the tentative map. "BB" Street from "AA" Street to "MM" Street was listed as part of the 60' private and future residential typical section but was not found on the tentative map with this right of way width. Please reconcile.
- k. Remove the "Residential" description for the modified collector street typical sections since the increase in right of way width which may lead to an increase in design speed is not conducive to residential driveway access use off of these collector streets.
- l. Call out all line of sight airspace easements (for stopping sight distances) on the tentative map and exhibit map sheets (in addition to being called out in the legend on sheet 1). Relocate parking spaces and structures outside the line of sight airspace easements.

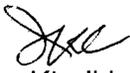
- m. If so required under the traffic study, provide adequate centerline spacing between highways/streets/driveways based on queuing requirements.
 - n. If so required under the traffic study, delineate and call out additional right of way and improvements on applicable streets for additional traffic lanes, exclusive right-turn lanes, exclusive left-turn lanes, and transition improvements to the satisfaction of Public Works.
 - o. If so required under the traffic study, revise the cross sections on applicable streets to add additional traffic lanes or delete excess right of way.
 - p. Avoid midblock trail crossings like those crossing Long Canyon Road (sheet12) or show that a traffic signal is proposed at the crossing or call out if the crossing is underground.
 - q. The design criteria for gated entries are not necessarily approved at this time. Minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering based on the approved traffic study to the satisfaction of Public Works. Developer acknowledges that this may require revisions to the tentative map including but not limited to the location and number of lots.
 - r. Depict and delineate all horizontal line of sight easements required to accommodate stopping sight distance on the tentative map at the following locations. Adjust all grading limits to accommodate the required line of sight.
 - i. 40 mph (300 feet) on "K" Street; "L" Street and "M" Street at locations with design curve radius of 350'.
- (6) A revised exhibit map (all applicable sheets) is required to show the following additional items:
- a. All intersections and driveways should have adequate spacing based on queuing requirements to the satisfaction of the Department of Public Works.
 - b. Additional pavement with adequate transitions may be required on all impacted roadways for right-turn lanes, left-turn lanes, etc. as are contingent to the traffic impact study.
 - c. Comply with any additional offsite requirements, if any, including the need for traffic signals, as a means of mitigating any traffic impacts as identified in the

traffic study approved by the Department of Public Works.

- d. Provide a minimum of 24 feet of R/W for any proposed multi-use trail, hiking, and LACFCD access road involving Class I bikeways.
 - a. Provide adequate spacing (minimum of 50 feet) on the driveways from each street between the R/W and the first driveway aisle or parking stall.
- (7) Phasing of map shall be addressed in the traffic study. The phasing map shall address construction phasing for schools and other units if phased grading is proposed. The phasing map shall also address access requirements for each unit. Address all grading impacts under each phase and address it adequately in the CEQA document.

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) Prior to tentative map approval the area study PC 12027AS currently in plan check with Public Works must be approved.
- (2) A revised tentative and exhibit map is required to show the following additional items:
 - a. As previously requested, accurately show location of and differentiate between existing and proposed sewer gravity and force main lines to serve the proposed development and call out the proposed points of connection. Call out the jurisdictional ownership of each sewer appurtenance.
 - b. As previously requested, show a project-wide detail of all possible proposed sewer service alternatives and appurtenances to conform with the approved conceptual sewer master plan PC 11812AS.
 - c. Provide on site public sewer to serve each building.


Prepared by Tony Khalkhali

tr60678s-rev3.doc

Phone (626) 458-4921

Date 12-03-2012

TENTATIVE MAP DATED 11-01-2012
EXHIBIT "A" MAP DATED 11-01-2012

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:

- Provide a "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) prior to filing any map or parcel map to the satisfaction of the Department of Regional Planning and Public Works. For additional information, please contact Massoud Esfahani of Land Development Division at (626) 458-4921.


Prepared by Tony Khalkhali

tr60678w-rev3.doc

Phone (626) 458-4921

Date 12-03-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

TRACT NO. 60678 (Rev.)

TENTATIVE MAP DATED 11-01-2012
EXHIBIT "A" MAP DATED 11-01-2012

- 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 12-04-2012

tr60678L-rev3.doc
<http://planning.lacounty.gov/case/view/tr060678/>

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. 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. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Place standard lease purpose only notes for the apartment lots on the final map to the satisfaction of Public Works.
11. Place standard condominium/residential planned development/commercial planned development/Landscape Maintenance District notes on the final map to the satisfaction of Public Works. The formation of the Landscape Maintenance District for all median and parkway landscaping must be approved by the Department of Parks and Recreation.
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. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
15. The first unit of this subdivision shall be filed as Tract No. 60678-01, the second unit, Tract No. 60678-02, and the last unit, Tract No. 60678.
16. If unit filing occurs, reserve reciprocal drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common driveways and delineate on the final map to the satisfaction of Public Works.

17. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
18. Quitclaim or relocate easements running through proposed structures.
19. Provide separate lots for the private and future streets.
20. Grant ingress/egress and utility easements to the public over the private and future or future streets.
21. Show open space note and dedicate residential construction rights over the open space lots.
22. If all possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of the Department of Regional Planning and Public Works.
23. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
24. 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.
25. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
26. Permission is granted to record large lots (20-acre or more) tract maps provided full street right of way and slope easements are dedicated along the latest Caltrans approved alignment on Route 126 (Henry Mayo Drive), IEC or Public Works approved alignments on Chiquito Canyon Road, Long Canyon Road, Magic Mountain Parkway, and Valencia Boulevard 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 and on-site access streets on alignments to the satisfaction of Public Works.

27. 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

Phone (626) 458-4918

Date 12-04-2012

tr60678L-rev3.doc

<http://planning.lacounty.gov/case/view/tr060678/>

Preliminary Conditions

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

1. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
2. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
3. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances. Maintain a minimum centerline radius of 550 feet (64 feet R/W)/400 feet (60 feet R/W)/200 feet (58 feet R/W)) along curved intersections where the minor leg is on the concave side.
4. Provide minimum centerline radius commensurate with a design speed of 45 mph on all commercial streets.
5. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
6. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
7. Provide maximum 6 percent grade through the knuckles.
8. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
9. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.

10. Provide property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of local streets with highways and where all planned highway intersect plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) at all intersections to the satisfaction of Public Works.
11. Long Canyon Road and Magic Mountain Parkway shall comply with P-279(PW) and P-272(PW) approved on 6-14-2012 or the latest approved centerline alignment to the satisfaction of Public Works.
12. Dedicate road right of way along Long Canyon Road and Magic Mountain Parkway commensurate with a design speed of 60 mph and 55mph; respectively, as depicted on the latest approved IEC alignment P-279 (PW).
13. Dedicate 64 feet of road right of way on "AA" Street from Long Canyon Road to "BB" Street; "BB" Street from "Long Canyon Road to "AA" Street; "CC" Street from "BB" Street to Magic Mountain Parkway; "EE" Street from Long Canyon Road to "CC" Street; "DD" Street from "BB" Street to "FF" Street; "FF" Street; "GG" Street; "HH" Street; "II" Street from 539 feet north of "JJ" Street to "HH" Street; "JJ" Street westerly tract boundary to 980 feet west of "KK" Street; "K" Street; "L" Street; "M" Street to commensurate with a design speed of 40mph. Additional right of way may be required to accommodate additional lanes near highway intersections per the approved signing and striping plans. Meandering sidewalks shall be privately maintained.
14. Dedicate 60 feet of right of way on "A" Street, "B" Street from "A" Street to "E" Street; "C" Street; "D" Street; "E" Street; "F" Street; "G" Street; "I" Street; "J" Street from "I" Street to "T" Street; "P" Street from "W" Street to "G" Street; "XX" Street; "YY" Street; and "ZZ" Street.
15. Dedicate 58 feet of right of way including additional right of way for a standard cul-de-sac bulb on "B" Street from "E" Street to terminus; "CC" Street from "BB" Street to terminus; "H" Street, "J" Street from "I" Street to terminus and from "T" Street to terminus; "P" Street from "W" Street to terminus; "Q" Street; "R" Street; "S" Street; "U" Street; "V" Street; "W" Street; "X" Street; "Y" Street; and "Z" Street.
16. Make an offer of private and future right of way 32 feet from centerline on "BB" Street from "AA" Street to "MM" Street.
17. Make an offer of private and future right of way 30 feet from the centerline on "MM" Street from "WW" Street to "SS" Street; "PP" Street from "MM" Street to "QQ" Street; "QQ" Street; "SS" Street; "UU" Street from "MM" Street to "WW" Street and "WW" Street.

18. Make an offer of private and future right of way 29 feet from centerline including a standard cul-de-sac bulb on "MM" Street from "SS" Street to terminus and from "WW" Street to terminus; "RR" Street; "TT" Street; "UU" Street from "WW" Street to terminus; "W" Street; "NN" Street; "OO" Street; "PP" Street from "QQ" Street to terminus.
19. The modified collector street sections as shown on the tentative map for "K" Street from Long Canyon Road to 1,665 feet north of Long Canyon Road; "N" Street; "O" Street; "JJ" Street from Long Canyon Road to 980 feet west of "KK" Street; "LL" Street west of Magic Mountain Parkway and "LL" Private and Future Street east of Magic Mountain Parkway are not necessarily approved and subject to change to the satisfaction of Public Works.
20. Whenever there is an offer of a future street or private and future street, and private drives, provide a drainage statement/letter.
21. Dedicate additional right of way for a standard knuckle on residential areas as depicted on the approved tentative map to the satisfaction of Public Works.
22. Provide adequate right of way for constructing a turnaround with a minimum radius of 32 feet in the vicinity of the tract boundaries at "JJ" Street and "LL" Street to the satisfaction of Public Works.
23. Dedicate vehicular access rights on Magic Mountain Parkway and Long Canyon Road.
24. Construct curb, gutter, base, pavement, and full-width sidewalk along the property frontage on to the satisfaction of Public Works.
25. All 8' meandering trails within the road right of way are to be privately maintained.
26. Plant street trees along the property frontage on all streets within the tract to the satisfaction of Public Works.
27. Construct drainage improvements and offer easements needed for street drainage, slopes, and maintenance purposes to the satisfaction of Public Works.
28. Provide intersection sight distance commensurate with a design speed of:
 - a. 60mph (650 feet) on Long Canyon Road from "BB" Street and from "EE" Street.

- b. 40 mph (415 feet) on "BB" Street from "CC" Street (southerly direction); on "FF" Drive from the driveway entrances; on "K" Street from "ZZ" Street (easterly direction); on "M" Street from the driveway entrances and from "XX" Street (southerly direction); on "MM" Private and Future Street from "LL" Private and Future Street (northerly direction), from "NN" Private and Future Street, from "OO" Private and Future Street (westerly direction), from "QQ" Private and Future Street (westerly direction) and from "WW" Private and Future Street (easterly direction); on "UU" Street from "TT" Street (westerly direction), from "X" Street (easterly direction); on "BB" Drive from "LL" Drive (southerly direction); on "GG" Street from driveway entrances; on "KK" Street from driveway entrances;
- c. 30 mph (310 feet) on "A" Street from "B" Street (westerly direction); on "B" Street from "E" Street (southerly direction); on "C" Street from "E" Street (easterly direction); on "E" Street from "D" Street; on "G" Street from "Q" Street; on "P" Street from "U" Street; and on "UU" Private and Future Street from "TT" Street; on "XX" Street from "YY" Street (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. 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).

- 29. Provide stopping sight distance for a design speed of 40mph (400 feet) on "K" Street; "L" Street and "M" Street at locations with centerline curve radius of 350 feet. 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, the driver of the vehicle is presumed to be located 6 feet from TC and the target to be located 6 feet from TC.
- 30. All line of sight easements shall be depicted on landscaping plans.
- 31. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
- 32. Provide and install street name signs prior to occupancy of buildings.

33. Construct the Long Canyon Bridge, if not constructed by TR 53108, to the satisfaction of Public Works.
34. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the attached _____ memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works. If identified in the traffic study, prepare Traffic Signal Plans (Scale 1:20) for all intersections (both on-site and off-site) affected by this subdivision to the satisfaction of Public Works and Caltrans.
35. Comply with the approved conceptual signing and striping plans dated _____. Provide detailed 40 foot scale signing and striping plans for all multi-lane commercial streets within or abutting this subdivision and all off-site multi-lane highways and streets affected by this subdivision to the satisfaction of Public Works.
36. Prepare striping plans, signal plans (where applicable), and cost estimates for every roadway/intersection that the project shall contribute its proportionate share towards improving (as identified in the approved traffic study) to the satisfaction of Public Works.
37. Phasing of map shall be addressed in the traffic study. The phasing map shall address construction phasing for schools and other units if phased grading is proposed. The phasing map shall also address access requirements for each unit. Address all grading impacts under each phase and address it adequately in the CEQA document.
38. Provide temporary turnarounds at the tract boundaries of streets that tap into tracts that are proposed to be developed after this tract.
39. Provide the required means of access to the satisfaction of the Fire Department, Regional Planning and Public Works.
40. The proposed gate details are not necessarily approved. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering to the satisfaction of Public Works.
41. The proposed midblock crossing at Long Canyon Road is not approved. Provide an underground crossing detail if midblock crossing is proposed.
42. Prior to final map approval, pay the fees established by the Board of Supervisors for the Westside Bridge and Major Thoroughfare Construction Fee District. The fee is

to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$21,940 per factored unit and is subject to change.

43. Comply with the following street lighting requirements (pending approval from T&L):
- a. Provide street lights on concrete poles with underground wiring along the property frontage on all streets and highways within and around TR 60678 to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The annexation request to Street Lightin Section shall be the sole responsibility of the owner of the project. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. It's the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits or road construction permit, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the County Lighting Maintenance Districts per approved plans prior to issuance of a Certificate of Occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the project and will be made a condition of approval to be in place for each phase.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development, including any roadways conditioned for street lights that are outside the proposed project area, to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

- c. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.