

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

1. An approved hydrology report is required. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 3) for comments and requirements. The hydrology report submitted on September 1st is currently under review.
2. Please see attached Storm Drain and Hydrology review sheet (Comments 4 thru 7) for additional comments and requirements.
3. An approved geotechnical report is required. Please see attached Geologic and Soils Engineering review sheet. The geologic/soils report submitted on September 30, 2015 is currently under review. Any comments and corrections will be submitted directly to the applicant and/or their engineer.
4. Please see attached Grading review sheet (Comments 2 thru 5) for comments and requirements.
5. An approved traffic impact analysis is required. The traffic impact analysis submitted is currently under review. Please see attached Road review sheet (Comment 3) for requirements.
6. An approved conceptual signing and striping plan is required. Please see attached Road review sheet (Comment 4) for requirements.
7. An approved sewer area study is required. Please see attached sewer review sheet (Comment 2) for comments and requirements. Please note that a sewer area study (PC 12245AS) is currently being reviewed by Public Works.
8. Please see attached Sewer review Sheet (Comments 1, 3, and 4) for additional comments and requirements.
9. An approved “Water Supply Assessment” is required. Please see attached Water review sheet (Comment 1) for comments and requirements.
10. The formation of a Landscape Maintenance District must be approved by Public Works. For additional information, please contact Julian Garcia of the Traffic and Lighting Division at (626) 300-2061.

11. A revised tentative map is required to show the following additional items:
- a. Please see attached Storm Drain and Hydrology review sheet (Comment 2) for comments and requirements.
 - b. Please see attached Grading review sheet (Comment 1 and 6) for comments and requirements.
 - c. Please see attached Road review sheet (Comment 1 and 2) for comments and requirements.
 - d. Please see attached Sewer review sheet (Comment 5) for comments and requirements.
 - e. Please see attached Water review sheet (Comment 2) for comments and requirements.
12. A revised exhibit map is required to show the following additional items:
- a. Please see attached Road review sheet (Comment 1 and 2) for comments and requirements.
 - b. Please see attached Sewer review sheet (Comment 5) for comments and requirements.
 - c. Please see attached Water review sheet (Comment 2) for comments and requirements.

HW

Prepared by Teni Mardirosian
tr73336L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073336/>

TM

Phone (626) 458-4910

Date 10-14-2015



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

TRACT MAP NO. 73336

TENTATIVE MAP DATED 09/15/15
EXHIBIT MAP 09/15/15

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
 - The latest Drainage Concept / Hydrology Report was submitted on 09/01/015 and is pending review.
2. 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.
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
4. Mitigate portions of the property with proposed improvements that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
5. Prior to tentative map approval for drainage, submit easement documents for all proposed offsite publicly maintained facilities.
6. Prior to tentative map approval for drainage, submit recorded covenants for offsite impacts.
7. A Drainage Benefit Assessment Area (DBAA) will be required to fund the ongoing operation, maintenance, and replacement (if required) of the proposed publically maintained water quality devices.

Reviewed by *Ernesto Rivera* Date 10/13/15 Phone (626) 458-4921
Ernesto J Rivera

PCA LX001129/A867
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Tract / Parcel Map 73336 Tentative Map Dated 9/15/15 (Map/Exhibit) Parent Tract _____
Grading By Subdivider? (Y or N) 15,900,000 yd³ Location Castaic APN _____
Geologist Petra Geosciences Subdivider Northlake Associates, LLC
Soils Engineer Petra Geosciences Engineer/Arch. Sikand

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 9/30/15, 4/28/15
References: Pacific Soils Engineering (for Tract Map 51852): 3/16/06, 11/24/03, 1/31/03, 11/3/00, 7/10/00, 8/11/99, 2/13/98, 7/30/96, 12/1/95, 4/6/95, 6/16/94

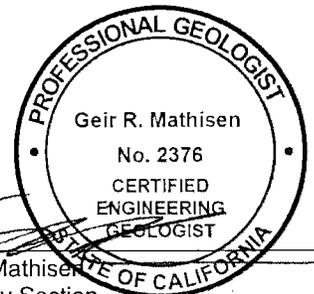
TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

A geotechnical report by Petra Geosciences dated 9/30/15 is currently being reviewed for the proposed subdivision.

Prepared by



Jeremy Wan
Soils Section



Geir Mathisen
Geology Section

Date 10/8/15

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

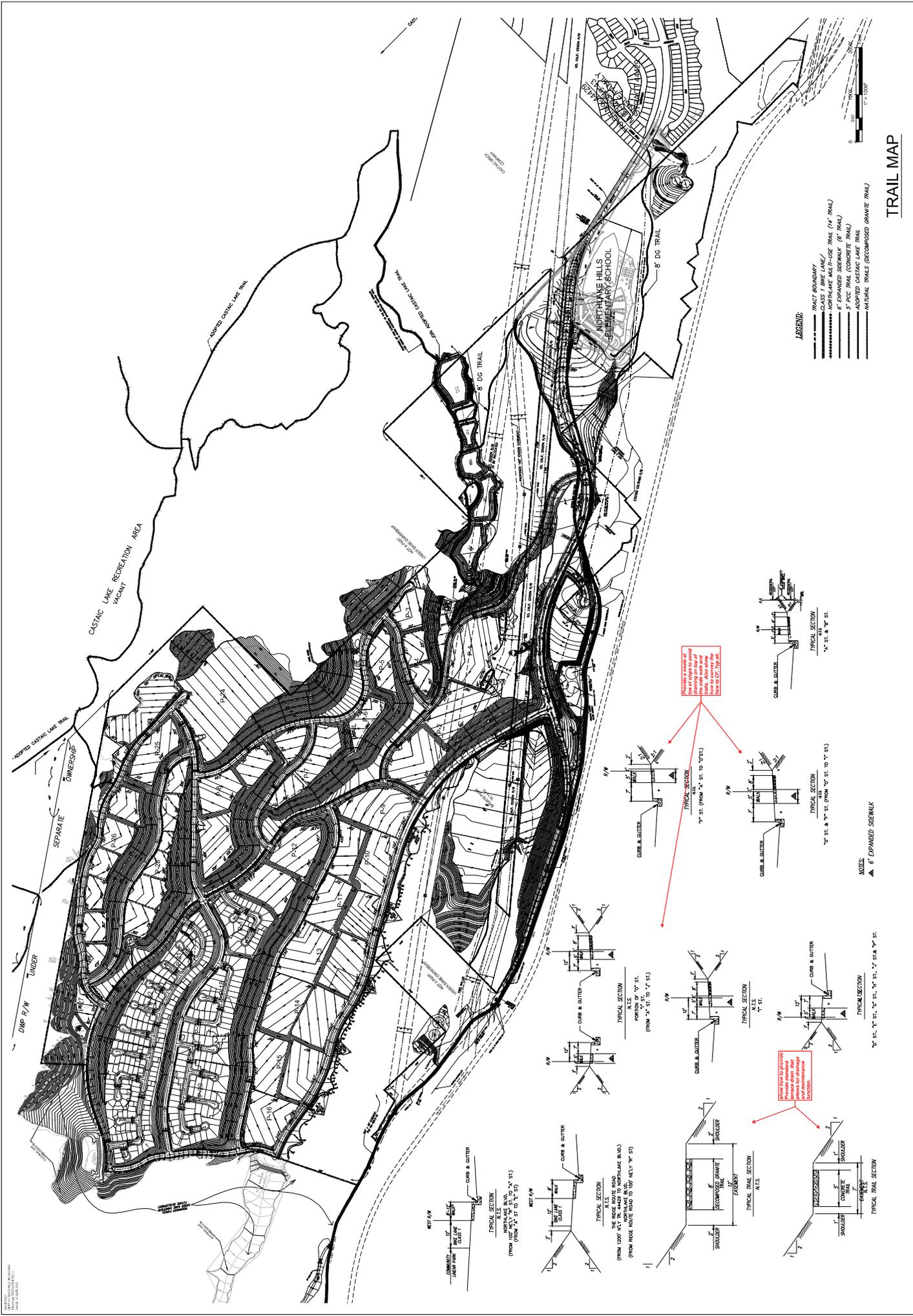
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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 previously required following:

1. A revised tentative map and is required to show the following additional items:
 - a. Curb face height for the private driveway and fire lane.
 - b. Catchment areas and devices that expected to receive desilted debris and required periodic maintenance. These areas and devices must be accessible.
2. Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.
3. Secure all easements and right of way for all offsite public improvements prior to the tentative map approval.
4. Provide minimum 3 feet wide terrace on top and outside the easement limit or fee lot lines of all publicly maintained basins to separate slopes to be maintained within the basin from the slope to be privately maintained outside the basin.
5. Secure easement or covenant from the Southern California Edison Company, Northlake Hills School, and all offsite property owners for work and maintenance of proposed improvements within their property.
6. Additional Comments in red on the attached tentative map.

Name N. Said  Date 9/29/2015 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073336\GP\2015-09-17 TTR 073336 SUBMITTAL



- LEGEND:**
- TRACT BOUNDARY
 - CLASS 1 BIKE LANE
 - NORTHLAKE MULTI-USE TRAIL (14' TRAIL)
 - 8' EXPANDED SIDEWALK (6' TRAIL)
 - 8' EXPANDED SIDEWALK (8' TRAIL)
 - ADOPTED CASTAIC LAKE TRAIL
 - NATURAL TRAILS (DECOMPOSED GRANITE TRAIL)

TRAIL MAP

MAJOR SUBDIVISION
 VESTING TENTATIVE
 TRACT NO. 073336
 IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



16230 Burbank Blvd.
 Van Nuys, CA 91411
 Tel: (818) 787-8550
 Fax: (818) 787-7451
 info@sikand.com

NO.	DATE	BY	REVISION
1	05/27/2011	AS SHOWN	ISSUE FOR PERMIT

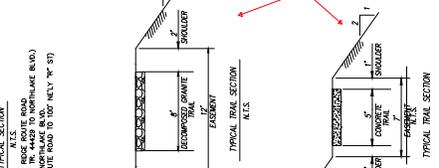
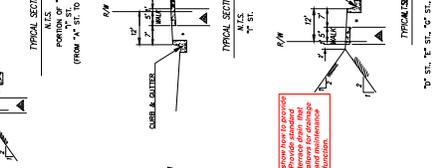
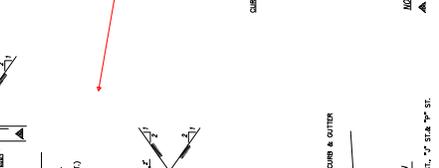
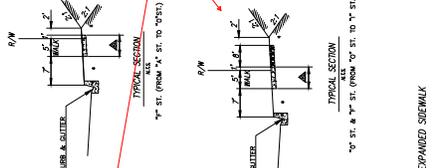


LEGAL DESCRIPTION:
 A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
 T8N, 17W, S8E



NORTHLAKE ASSOCIATES, LLC
 1999 AVENUE OF THE STARS, SUITE 2850
 LOS ANGELES, CA 90067
 (310) 824-2200

SEE PLAN FOR
 LOCATION OF
 TRAIL CROSSINGS
 OVER
 EXISTING
 UTILITY
 LINES
 TO BE
 CONFORMANT
 WITH
 ALL
 APPLICABLE
 REGULATIONS
 AND
 ORDINANCES



INDEX

▲ 8' EXPANDED SIDEWALK

SEE PLAN FOR
 LOCATION OF
 TRAIL CROSSINGS
 OVER
 EXISTING
 UTILITY
 LINES
 TO BE
 CONFORMANT
 WITH
 ALL
 APPLICABLE
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 AND
 ORDINANCES

TENTATIVE MAP DATED 09-15-2015
EXHIBIT MAP DATED 09-15-2015

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

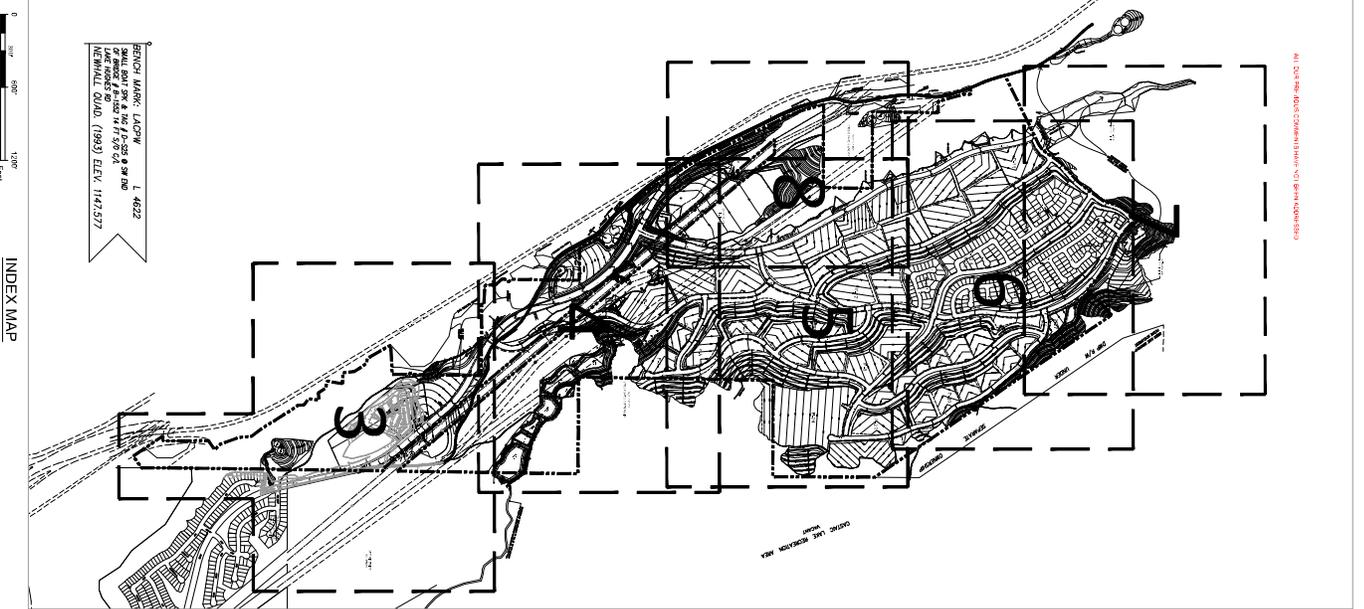
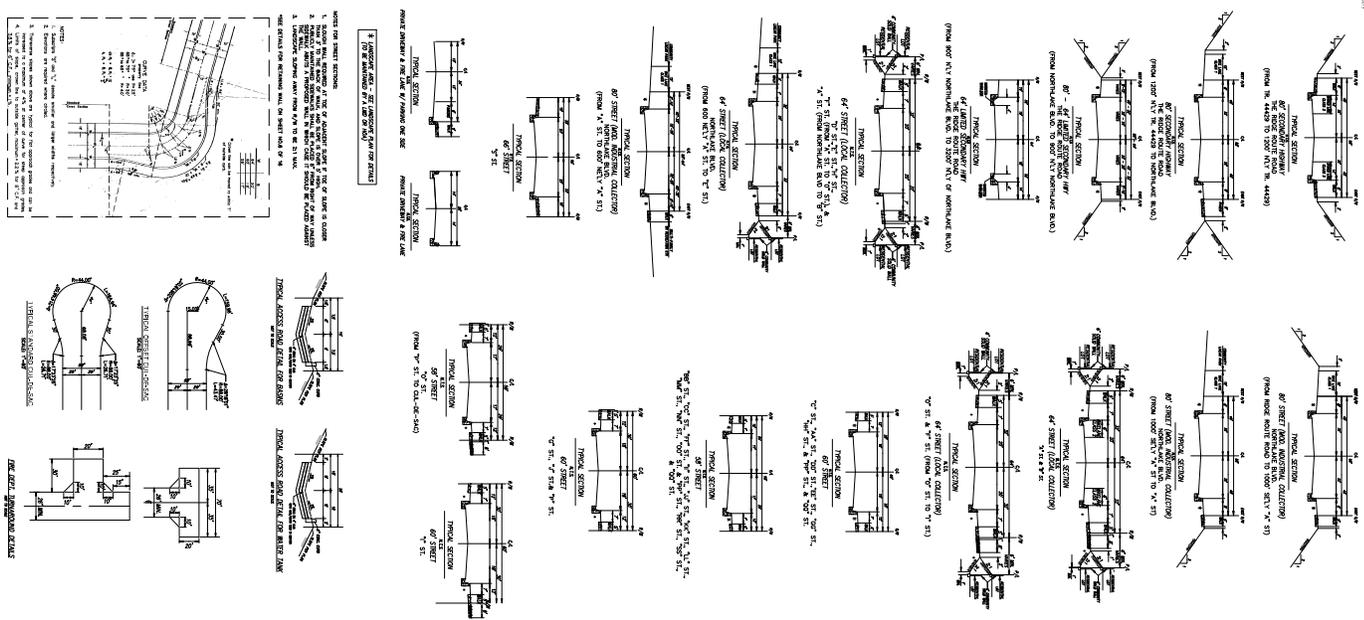
1. A revised tentative map and exhibit map are required to address the road mark-ups depicted on the attached red line plans.
2. Our previous comments have not been addressed. Please see attached red line plans marked as 2nd check 7/1/15 SR.
3. Approved traffic impact study by the Traffic Studies Section of Public Works' Traffic and Lighting Division, which is currently under review.
4. An approved conceptual signing and striping plan by the Traffic Studies Section of Public Works' Traffic and Lighting Division.



Name Sam Richards
tr73336r-rev2.doc

Phone (626) 458-4921

Date 10/15/2015



Lot Number	No. of Lots	Dimensions	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
Area 1	1	100' x 100'	10,000	10,000	10,000
Area 2	2	50' x 50'	2,500	2,500	2,500
Area 3	3	33' x 33'	1,100	1,100	1,100
Area 4	4	25' x 25'	625	625	625
Area 5	5	20' x 20'	400	400	400
Area 6	6	15' x 15'	225	225	225
Area 7	7	12' x 12'	144	144	144
Area 8	8	10' x 10'	100	100	100
Area 9	9	8' x 8'	64	64	64
Area 10	10	6' x 6'	36	36	36
Area 11	11	5' x 5'	25	25	25
Area 12	12	4' x 4'	16	16	16
Area 13	13	3' x 3'	9	9	9
Area 14	14	2' x 2'	4	4	4
Area 15	15	1' x 1'	1	1	1
Area 16	16	1' x 1'	1	1	1
Area 17	17	1' x 1'	1	1	1
Area 18	18	1' x 1'	1	1	1
Area 19	19	1' x 1'	1	1	1
Area 20	20	1' x 1'	1	1	1
Area 21	21	1' x 1'	1	1	1
Area 22	22	1' x 1'	1	1	1
Area 23	23	1' x 1'	1	1	1
Area 24	24	1' x 1'	1	1	1
Area 25	25	1' x 1'	1	1	1
Area 26	26	1' x 1'	1	1	1
Area 27	27	1' x 1'	1	1	1
Area 28	28	1' x 1'	1	1	1
Area 29	29	1' x 1'	1	1	1
Area 30	30	1' x 1'	1	1	1
Area 31	31	1' x 1'	1	1	1
Area 32	32	1' x 1'	1	1	1
Area 33	33	1' x 1'	1	1	1
Area 34	34	1' x 1'	1	1	1
Area 35	35	1' x 1'	1	1	1
Area 36	36	1' x 1'	1	1	1
Area 37	37	1' x 1'	1	1	1
Area 38	38	1' x 1'	1	1	1
Area 39	39	1' x 1'	1	1	1
Area 40	40	1' x 1'	1	1	1
Area 41	41	1' x 1'	1	1	1
Area 42	42	1' x 1'	1	1	1
Area 43	43	1' x 1'	1	1	1
Area 44	44	1' x 1'	1	1	1
Area 45	45	1' x 1'	1	1	1
Area 46	46	1' x 1'	1	1	1
Area 47	47	1' x 1'	1	1	1
Area 48	48	1' x 1'	1	1	1
Area 49	49	1' x 1'	1	1	1
Area 50	50	1' x 1'	1	1	1
Area 51	51	1' x 1'	1	1	1
Area 52	52	1' x 1'	1	1	1
Area 53	53	1' x 1'	1	1	1
Area 54	54	1' x 1'	1	1	1
Area 55	55	1' x 1'	1	1	1
Area 56	56	1' x 1'	1	1	1
Area 57	57	1' x 1'	1	1	1
Area 58	58	1' x 1'	1	1	1
Area 59	59	1' x 1'	1	1	1
Area 60	60	1' x 1'	1	1	1
Area 61	61	1' x 1'	1	1	1
Area 62	62	1' x 1'	1	1	1
Area 63	63	1' x 1'	1	1	1
Area 64	64	1' x 1'	1	1	1
Area 65	65	1' x 1'	1	1	1
Area 66	66	1' x 1'	1	1	1
Area 67	67	1' x 1'	1	1	1
Area 68	68	1' x 1'	1	1	1
Area 69	69	1' x 1'	1	1	1
Area 70	70	1' x 1'	1	1	1
Area 71	71	1' x 1'	1	1	1
Area 72	72	1' x 1'	1	1	1
Area 73	73	1' x 1'	1	1	1
Area 74	74	1' x 1'	1	1	1
Area 75	75	1' x 1'	1	1	1
Area 76	76	1' x 1'	1	1	1
Area 77	77	1' x 1'	1	1	1
Area 78	78	1' x 1'	1	1	1
Area 79	79	1' x 1'	1	1	1
Area 80	80	1' x 1'	1	1	1
Area 81	81	1' x 1'	1	1	1
Area 82	82	1' x 1'	1	1	1
Area 83	83	1' x 1'	1	1	1
Area 84	84	1' x 1'	1	1	1
Area 85	85	1' x 1'	1	1	1
Area 86	86	1' x 1'	1	1	1
Area 87	87	1' x 1'	1	1	1
Area 88	88	1' x 1'	1	1	1
Area 89	89	1' x 1'	1	1	1
Area 90	90	1' x 1'	1	1	1
Area 91	91	1' x 1'	1	1	1
Area 92	92	1' x 1'	1	1	1
Area 93	93	1' x 1'	1	1	1
Area 94	94	1' x 1'	1	1	1
Area 95	95	1' x 1'	1	1	1
Area 96	96	1' x 1'	1	1	1
Area 97	97	1' x 1'	1	1	1
Area 98	98	1' x 1'	1	1	1
Area 99	99	1' x 1'	1	1	1
Area 100	100	1' x 1'	1	1	1

NOTES:

1. THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
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DATA SUMMARY:

PROJECT AREA: 100' x 100'

AREA: 10,000 sq. ft.

PERMITS: 10

APPROVALS: 10

CONTRACTOR: SIKAND

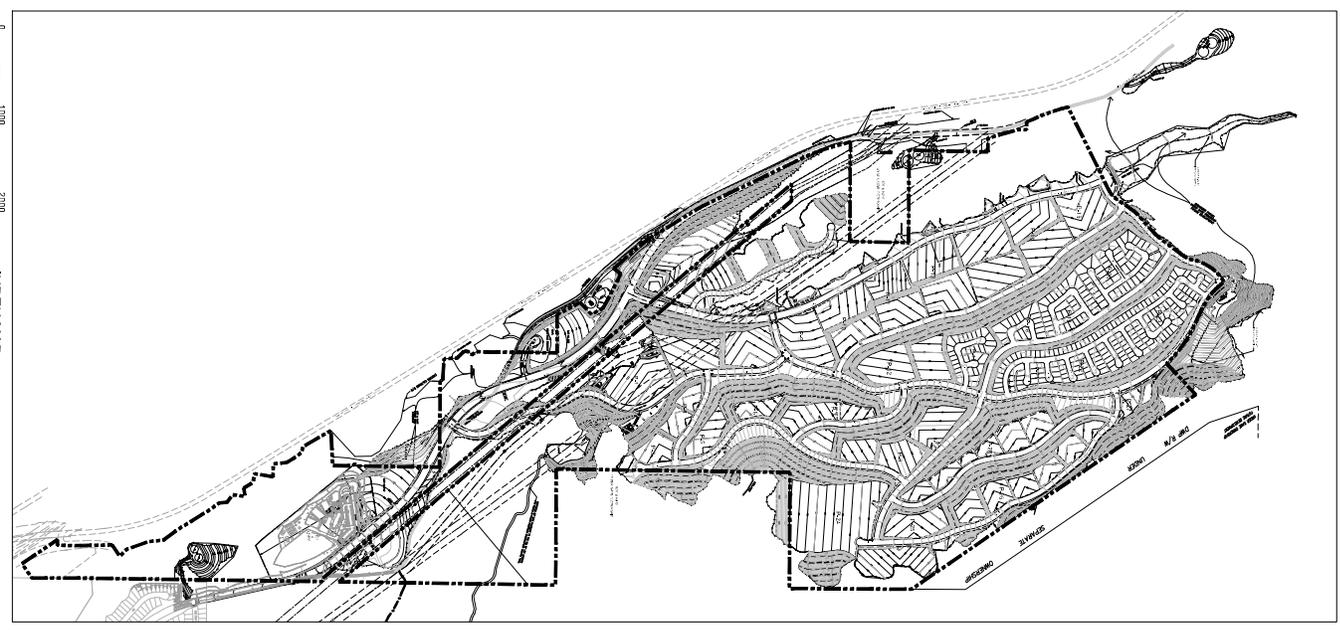
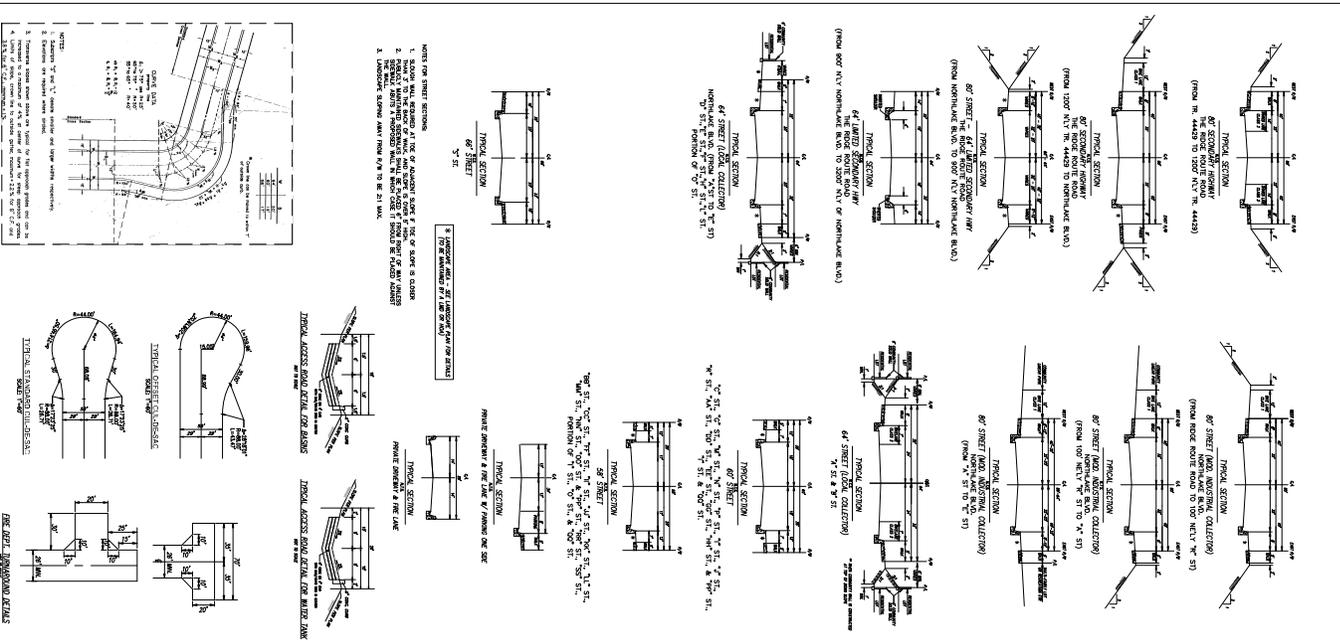
DATE: 10/14/15

NORTH LAKE ASSOCIATES, LLC
1699 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
(310) 854-2200

SIKAND
15230 Burbank Blvd
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR SUBDIVISION
WESTING TENTATIVE
TRACT NO. 073336
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

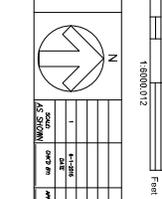
3RD CHECK 10/14/15 SR



NORTHLAKE ASSOCIATES, LLC
 1098 AVENUE OF THE STARS, SUITE 2850
 LOS ANGELES, CA 90067
 (310) 854-2200



LEAD DESCRIPTION:
 A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
 15th ST. W/IN
 15th ST. W/IN



INDEX MAP

NO.	DATE	BY	DESCRIPTION
1	11/11/14	AS	AS SHOWN



15230 Burbank Blvd
 Van Nuys, CA 91411
 Tel: (818) 787-8550
 Fax: (818) 901-7451
 info@sikand.com

MAJOR SUBDIVISION
VESTING TENTATIVE
TRACT NO. 073336
 IN THE UNINCORPORATED AREA OF LOS ANGELES, STATE OF CALIFORNIA

Lot Number	Ac. Area	Type (Sub)	Containing Lots	Total Area
Area 1	1.00	Residential	1	1.00
Area 2	1.00	Residential	2	2.00
Area 3	1.00	Residential	3	3.00
Area 4	1.00	Residential	4	4.00
Area 5	1.00	Residential	5	5.00
Area 6	1.00	Residential	6	6.00
Area 7	1.00	Residential	7	7.00
Area 8	1.00	Residential	8	8.00
Area 9	1.00	Residential	9	9.00
Area 10	1.00	Residential	10	10.00
Area 11	1.00	Residential	11	11.00
Area 12	1.00	Residential	12	12.00
Area 13	1.00	Residential	13	13.00
Area 14	1.00	Residential	14	14.00
Area 15	1.00	Residential	15	15.00
Area 16	1.00	Residential	16	16.00
Area 17	1.00	Residential	17	17.00
Area 18	1.00	Residential	18	18.00
Area 19	1.00	Residential	19	19.00
Area 20	1.00	Residential	20	20.00
Area 21	1.00	Residential	21	21.00
Area 22	1.00	Residential	22	22.00
Area 23	1.00	Residential	23	23.00
Area 24	1.00	Residential	24	24.00
Area 25	1.00	Residential	25	25.00
Area 26	1.00	Residential	26	26.00
Area 27	1.00	Residential	27	27.00
Area 28	1.00	Residential	28	28.00
Area 29	1.00	Residential	29	29.00
Area 30	1.00	Residential	30	30.00
Area 31	1.00	Residential	31	31.00
Area 32	1.00	Residential	32	32.00
Area 33	1.00	Residential	33	33.00
Area 34	1.00	Residential	34	34.00
Area 35	1.00	Residential	35	35.00
Area 36	1.00	Residential	36	36.00
Area 37	1.00	Residential	37	37.00
Area 38	1.00	Residential	38	38.00
Area 39	1.00	Residential	39	39.00
Area 40	1.00	Residential	40	40.00
Area 41	1.00	Residential	41	41.00
Area 42	1.00	Residential	42	42.00
Area 43	1.00	Residential	43	43.00
Area 44	1.00	Residential	44	44.00
Area 45	1.00	Residential	45	45.00
Area 46	1.00	Residential	46	46.00
Area 47	1.00	Residential	47	47.00
Area 48	1.00	Residential	48	48.00
Area 49	1.00	Residential	49	49.00
Area 50	1.00	Residential	50	50.00
Area 51	1.00	Residential	51	51.00
Area 52	1.00	Residential	52	52.00
Area 53	1.00	Residential	53	53.00
Area 54	1.00	Residential	54	54.00
Area 55	1.00	Residential	55	55.00
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Area 68	1.00	Residential	68	68.00
Area 69	1.00	Residential	69	69.00
Area 70	1.00	Residential	70	70.00
Area 71	1.00	Residential	71	71.00
Area 72	1.00	Residential	72	72.00
Area 73	1.00	Residential	73	73.00
Area 74	1.00	Residential	74	74.00
Area 75	1.00	Residential	75	75.00
Area 76	1.00	Residential	76	76.00
Area 77	1.00	Residential	77	77.00
Area 78	1.00	Residential	78	78.00
Area 79	1.00	Residential	79	79.00
Area 80	1.00	Residential	80	80.00
Area 81	1.00	Residential	81	81.00
Area 82	1.00	Residential	82	82.00
Area 83	1.00	Residential	83	83.00
Area 84	1.00	Residential	84	84.00
Area 85	1.00	Residential	85	85.00
Area 86	1.00	Residential	86	86.00
Area 87	1.00	Residential	87	87.00
Area 88	1.00	Residential	88	88.00
Area 89	1.00	Residential	89	89.00
Area 90	1.00	Residential	90	90.00
Area 91	1.00	Residential	91	91.00
Area 92	1.00	Residential	92	92.00
Area 93	1.00	Residential	93	93.00
Area 94	1.00	Residential	94	94.00
Area 95	1.00	Residential	95	95.00
Area 96	1.00	Residential	96	96.00
Area 97	1.00	Residential	97	97.00
Area 98	1.00	Residential	98	98.00
Area 99	1.00	Residential	99	99.00
Area 100	1.00	Residential	100	100.00

DATA SUMMARY:

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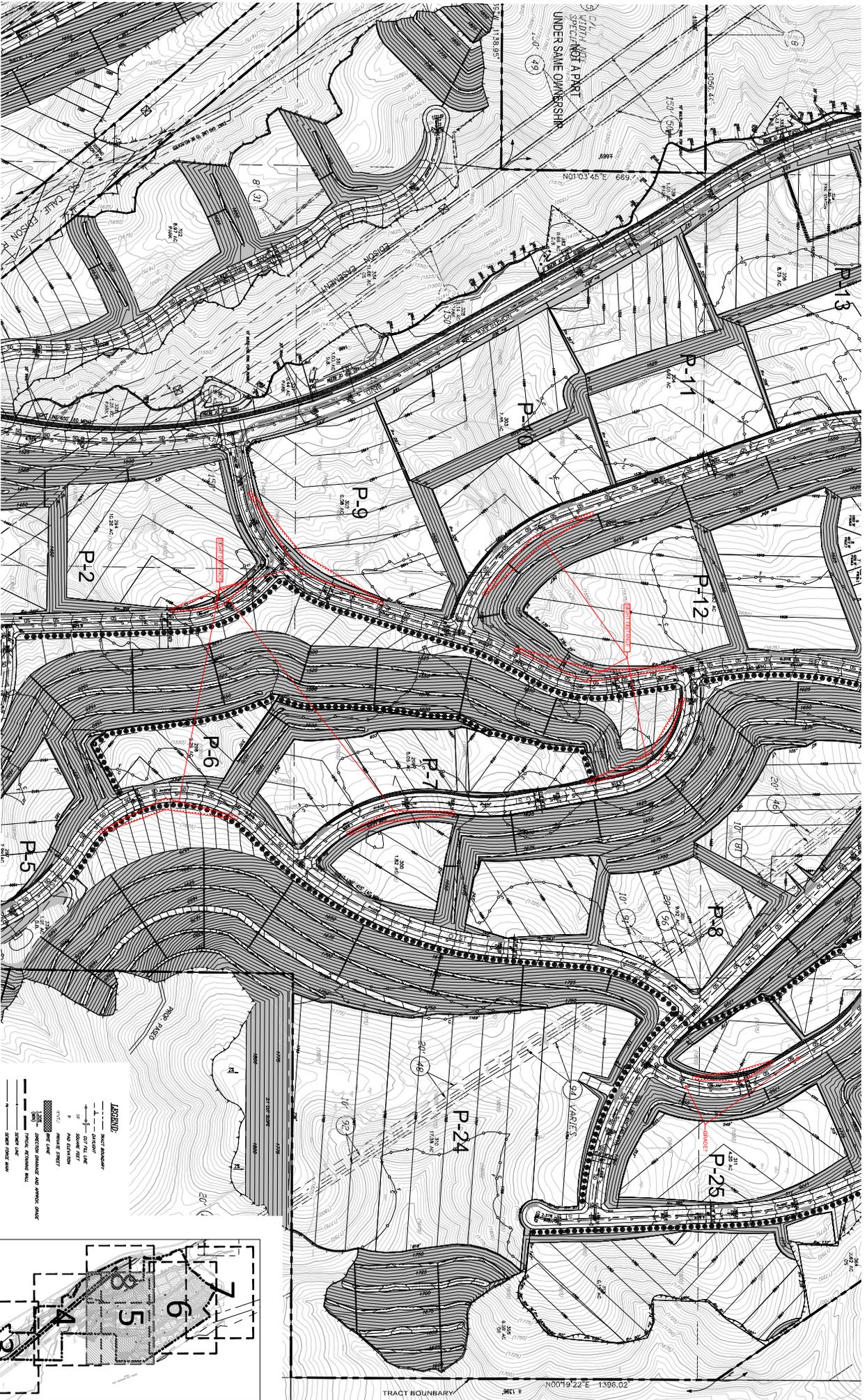
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MATCH LINE SEE SHEET 6



MATCH LINE SEE SHEET 4

NORTH LAKE ASSOCIATES, LLC
 1899 AVENUE OF THE STARS, SUITE 2050
 LOS ANGELES, CA 90067
 (310) 824-4200



LEGAL DESCRIPTION:
 A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
 1/4, 1/4, 1/4, 1/4
 1/4, 1/4, 1/4, 1/4

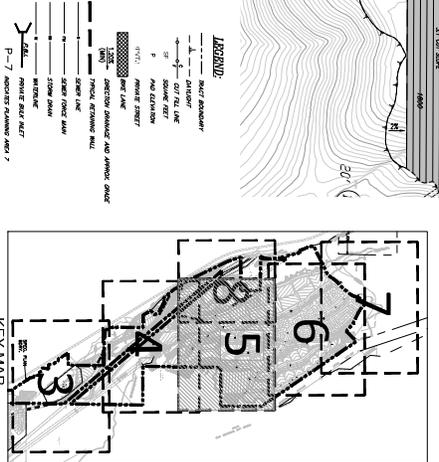


NO.	DATE	BY	DESCRIPTION
1	7/15/11	JK	FOR THE RECORD SET (1/15/11)
2	7/15/11	JK	FOR THE RECORD SET (7/15/11)
3	7/15/11	JK	FOR THE RECORD SET (7/15/11)
4	7/15/11	JK	FOR THE RECORD SET (7/15/11)
5	7/15/11	JK	FOR THE RECORD SET (7/15/11)



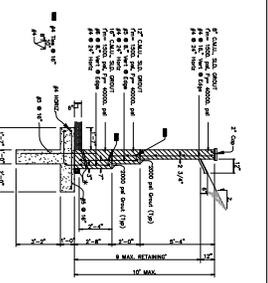
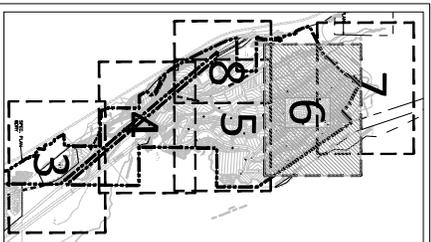
15230 Barkland Blvd
 Van Nuys, CA 91411
 Tel: (818) 787-4550
 Fax: (818) 901-7451
 info@sikand.com

MAJOR SUBDIVISION
WESTING TENTATIVE
TRACT NO. 073336
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND

- MATCH LINE
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SECTION A-A
TYPICAL RETAINING WALL SECTION

NORTH LAKE ASSOCIATES, LLC
1899 AVENUE OF THE STARS, SUITE 2950
LOS ANGELES, CA 90067
(310) 824-2200



LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24,
S4N, T11N, S8W



NO.	DATE	BY	REVISION
1	12.12.2011	SIKAND	AS PER COMMENTS 11/13/2011
2	01.10.2012	SIKAND	AS PER COMMENTS 11/13/2011
3	02.07.2011	SIKAND	REVISION 6' OF 15'



15230 Barkland Blvd
Van Nuys, CA 91411
Tel: (818) 781-4550
Fax: (818) 901-7451
info@sikland.com

MAJOR SUBDIVISION
WESTING TENTATIVE
TRACT NO. 073336
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
2ND CHECK 7/11/15 SR

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

1. Any proposed sewer pump stations are not approved at this time. Provide feasibility study to demonstrate there is no feasible gravity sewer option for the proposed pump station. Prior to tentative map approval, the use and locations of pump stations must be approved by Public Works. Please contact Mr. Vilong Truong of Land Development Division at (626) 458-4921 for additional information (3rd Request).
2. Prior to tentative map approval the sewer area study PC 12245AS currently in plancheck with Public Works must be approved. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works (3rd Request).
3. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line (3rd Request).
4. If needed, provide proof that the subdivider has acquired any necessary off-site easements to construct the off-site sewer improvements prior to tentative map approval to the satisfaction of Public Works (3rd Request).
5. An updated tentative map and an updated exhibit map are required to show the following items:
 - a. Call out location of existing and proposed sewer main lines to serve the proposed development. The current call outs do not point to anything (3rd Request).
 - b. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system (3rd Request).
 - c. Show proposed laterals for residential lots. Provide typical call outs for proposed laterals for residential with 4" VCP pipe and proposed public sewer with minimum 8" VCP pipe (3rd Request).

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 073336 (Rev.)

Page 2/2

TENTATIVE MAP DATE SUBMITTED 09-15-2015
EXHIBIT MAP DATE SUBMITTED 09-15-2015

- d. Sewer in the portions of proposed street that is a secondary or major highway (such as Ridge Route Road) must be 6' from curb or 14' from right of way.

Prepared by Vilong Truong
tr73336s-rev2.doc

Phone (626) 458-4921

Date 10-07-2015

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

- (1) Provide a "Water Supply Assessment" from the water supplier to indicate the availability of adequate water supply as required per Section 10910 and Section 10912 of the California Water Code (SB 610) prior to tentative map approval. For additional information, please contact Mr. Tony Khalkhali of Land Development Division at (626) 458-4921. Also, we were advised by Mr. Michael Alvord Director of Operations for the Newhall County Water District that the proposed development is within the District service area for water service. We recommend that the developer/consultant to contact Mr. Michael Alvord at (661)702-4429 or malvord@ncwd.org for more details.
- (2) A revised tentative/exhibit map is required to show the following additional items:
 - a. Show location of existing water main lines to serve the proposed development and call out the proposed points of connection and distance between water mainline and sewer.
 - b. Show water service line connection to each building in the condominium development.



Prepared by Tony Khalkhali
tr073336w-rev2.doc

Phone (626) 458-4921

Date 10-08-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 073336 (Rev.)

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TENTATIVE MAP DATED 09-15-2015
EXHIBIT "A" MAP DATED 09-15-2015

- 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 Teni Mardirosian

Phone (626) 458-4910

Date 10-15-2015

tr73336L-rev2.doc
<http://planning.lacounty.gov/case/view/tr073336/>

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 at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.

8. 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. If applicable, place standard residential planned development notes on the final map to the satisfaction of Public Works.
10. 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.
11. Place standard condominium notes on the final map to the satisfaction of Public Works.
12. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
13. 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.
14. If applicable, place standard Landscape Maintenance District notes on the final map to the satisfaction of Public Works.
15. 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.
16. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
17. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
18. Depict all line of sight easements on grading and/or landscaping plans.
19. If 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 Regional Planning and Public Works.
20. 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.

21. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
22. The first unit of this subdivision shall be filed as Tract No. 073336-01, the second unit, Tract No. 073336-02, and the last unit, Tract No. 073336.
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. 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

TM

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 10/14/2015

tr73336L-rev2.doc

<http://planning.lacounty.gov/case/view/tr073336/>