

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. The request to use alternate street cross section (Note 2) is not approved.
2. As previously indicated, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 3) for comments and requirements.
3. Please see attached Hydrology review sheet (Comments 4 through 7) for additional comments and requirements.
4. As previously indicated, an approved geotechnical report is required. A geotechnical report by Petro Geosciences dated 04/28/2015 is currently being reviewed for the proposed subdivision. Please see attached Geologic and Soils Engineering review sheet.
5. Please see attached Grading review sheet (Comments 2 through 6) for comments and requirements.
6. As previously indicated, an approved traffic study is required (see attached Road review sheet Comment 2). Please note that the traffic study for the entire Northlake project is currently under review by Traffic and Lighting Division (TNL). The traffic study should be revised to reflect changes to the project and to also address phased development. For additional information regarding the traffic study, please contact Andrew Ngumba of TNL at (626) 300-4851.
7. As previously indicated, an approved sewer area study is required. Please see attached sewer review sheet (Comment 2) for comments and requirements. Please note that the sewer area study (PC 12245AS) currently in plancheck with Public Works must be approved.
8. Please see attached Sewer review sheets (Comments 1, 3, and 4) for additional comments and requirements.
9. As previously indicated, an approved "Water Supply Assessment" must be approved. Please see attached Water review sheet (Comment 1) for comments and requirements.

10. As previously indicated, 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 and a revised exhibit map are required to show the following additional items:
  - a. Show the proposed larger lots (20+ acres) parcel map in the tentative map.
  - b. As previously requested, clearly depict and label the "REMAINDER PARCEL" in the Index Map and Vicinity map in sheet 1 (both the tentative and exhibit maps) and sheet 2 (tentative map) instead of labeling it as FUTURE DEVELOPMENT or PHASE 2. Remove "PHASE 1" annotation in sheet 2 (tentative map) and also "PHASE 1" and "PHASE 2" annotation in sheet 9 (tentative map).
  - c. Please see attached Hydrology review sheet (Comment 2) for comments and requirements.
  - d. Please see attached Grading review sheet (Comments 1 and 7) for comments and requirements.
  - e. Please see attached Road review sheet (Comment 1) for requirements.
  - f. Please see attached Sewer review sheet (Comment 5) for comments and requirements.
  - g. Please see attached Water review sheet (Comment 2) for comments and requirements.

*HW*

Prepared by Henry Wong  
tr73336L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr073336/>

Phone (626) 458-4910

Date 07-02-2015



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

TRACT MAP NO. 73336

TENTATIVE MAP DATED 06/02/15  
EXHIBIT MAP 06/02/15

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 reviewed on 05/02/15 and was not approved.
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 J Rivera* Date 06/29/15 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 6/2/15 (Map/Exhibit) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [Y] (Y or N) 15,900,000 yd<sup>3</sup> 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: 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 4/28/15 is currently being reviewed for the proposed subdivision.

Prepared by



Charles Nestle  
Geology Section

Date 6/25/15

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

**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. Graphical scale on plans.
  - b. Slope setback at the tract boundaries as required by Section J108 of the County Building Code.
  - c. Maintenance responsibilities for all drainage devices. Also, show and call out the basin type (Debris, Detention, Water Quality, etc.), size, access road, and emergency overflow path.
  - d. Curb face height for the private driveway and fire lane.
  - e. Catchment areas and devices that expected to receive desilted debris and required periodic maintenance. These areas and devices must be accessible.
  - f. Identify the surrounding properties.
  - g. Modify Note 10 on the map to change the top and toe of slopes in the final engineering to be to satisfaction of DRP and DPW
2. Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.
3. Prior to tentative map approval submit a covenant or easement documents indicating acceptance of any off-site impacts or permission for any off-site work.
4. Secure all easements and right of way for all offsite public improvements prior to the tentative map approval.
5. 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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - GRADING  
TRACT NO. 073336

Page 2/2

TENTATIVE MAP DATED 06-02-2015  
EXHIBIT MAP DATED 06-02-2015

6. 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.
  
7. Additional Comments in red on the tentative map saved at:  
<ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/TPM%2073336%20GP%20N%20Tent%20Map/>

Name N. Said  Date 6/24/2015 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073336\GP\2015-02-19 TTR 073336 SUBMITTAL

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
TRACT NO. 073336

Page 1/1

TENTATIVE MAP DATED 06-02-2015  
EXHIBIT MAP DATED 06-02-2015

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 located at:

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR\_073336\TTR\_073336\2015-06-03 TTR\_073336 SUBMITTAL\2015-07-01 TTR\_073336 TENTATIVE MAP 2ND CHECK.pdf

2. Approved traffic impact study by the Traffic Studies Section of Public Works' Traffic and Lighting Division.



Name Sam Richards

Phone (626) 458-4921

Date 07/01/2015

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR\_073336\TTR\_073336\2015-06-03 TTR\_073336 SUBMITTAL\2015-07-01 TTR\_073336 TENTATIVE MAP 2ND CHECK.pdf

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 (2<sup>nd</sup> 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 (2<sup>nd</sup> Request).
3. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line (2<sup>nd</sup> 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 (2<sup>nd</sup> 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 (2<sup>nd</sup> 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 (2<sup>nd</sup> 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 (2<sup>nd</sup> Request).

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

Page 2/2

TENTATIVE MAP DATE SUBMITTED 06-02-2015  
EXHIBIT MAP DATE SUBMITTED 06-02-2015

- d. If any, label all existing structures/buildings as "to remain" or "to be removed". If existing structures are to remain, show locations of existing sewer lateral lines to the existing buildings (2<sup>nd</sup> Request).
- e. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map (2<sup>nd</sup> Request).

Prepared by Vilong Truong  
tr73336s-rev1.doc

Phone (626) 458-4921

Date 06-25-2015

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](mailto: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.
  - b. Show water service line connection to each building in the condominium development.

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

Page 1/1

TENTATIVE MAP DATED 06-02-2015  
EXHIBIT "A" MAP DATED 06-02-2015

- 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 Henry Wong

Phone (626) 458-4910

Date 07-01-2015

tr73336L-rev1.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.
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.

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

Page 3/3

TENTATIVE MAP DATED 06-02-2015  
EXHIBIT "A" MAP DATED 06-02-2015

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*  
Prepared by Henry Wong  
tr73336L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr073336/>

Phone (626) 458-4910

Date 07/01/2015