

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

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TRACT NO. 46018-11 (MOD.)

MOD. MAP DATED 09-24-2014  
MOD. EXHIBIT "A" MAP DATED 09-24-2014

We have no objection to the requested modifications. The following reports/conditions are recommended for inclusion in the conditions of tentative approval:

1. Comply with the attached three-pages Subdivision conditions to the satisfaction of Public Works.
2. Comply with the attached one-page Drainage conditions to the satisfaction of Public Works.
3. Comply with the attached one-page Geologic and Soils conditions to the satisfaction of Public Works.
4. Comply with the attached two-page Grading conditions to the satisfaction of Public Works.
5. Comply with the attached two-page Road conditions to the satisfaction of Public Works.
6. Comply with the attached one-page Sewer conditions to the satisfaction of Public Works.
7. Comply with the attached one-page Water conditions to the satisfaction of Public Works.
8. Comply with all other previously approved conditions to the satisfaction of Public Works.

*HCW*

*JCh*

Prepared by John Chin

Phone (626) 458-4918

Date 10-20-2014

Tr46018-11L-Modification to Recorded Map-rev4.doc  
<http://planning.lacounty.gov/case/view/tr046018-11/>

TRACT NO. 46018-11 (MOD.)

MOD. MAP DATED 09-24-2014  
MOD. EXHIBIT "A" MAP DATED 09-24-2014

The following reports consisting of 11 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.

TRACT NO. 46018-11 (MOD.)

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7. 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.
8. 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.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. If the subdivider intends to file multiple final maps, he must so inform the Advisory Agency at the time the tentative map is filed. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.
11. Show open space note on the final map and dedicate residential construction rights over the open space lots.
12. If applicable, quitclaim or relocate easements running through proposed structures.
13. 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.
14. 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.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
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TRACT NO. 46018-11 (MOD.)

MOD. MAP DATED 09-24-2014  
MOD. EXHIBIT "A" MAP DATED 09-24-2014

16. 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.
17. Comply with all previously approved conditions for Tract No. 46018 to the satisfaction of Public Works.

*HWC* *JCC*  
Prepared by John Chin  
Tr46018-11L-Modification to Recorded Map-rev4.doc  
<http://planning.lacounty.gov/case/view/tr046018-11/>

Phone (626) 458-4918

Date 10-15-2014



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

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

TRACT NO.: 46018-11

MODIFIED TENTATIVE MAP DATE: 09/25/2014  
EXHIBIT MAP DATE: 09/25/2014

**STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

- [X] Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- [X] All debris basins will be a fee title lot, unless the basin is shown to be temporary.
- [X] Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
- [X] Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
- [X] This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.
- [X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.
- [X] Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on May 12, 1989 to the satisfaction of Public Works.
- [X] Comply with the requirements of the revised Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on June 8, 2011 to the satisfaction of Public Works.

Name  Date 10/06/2014 Phone (626) 458-4921  
HAZEL PAROAN

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

Tentative Tract / Parcel Map	46018-11	Tentative Map Dated	9/24/14 (Revised)	Parent Tract	46018
Grading By Subdivider? [Y] (Y or N)	622,100 yd <sup>3</sup>	Location	Plum Canyon	APN	
Geologist	ENGEO	Subdivider	Plum Canyon Master, LLC		
Soils Engineer	ENGEO	Engineer/Arch.	Sikand		

Review of:

Geologic Report(s) Dated: \_\_\_\_\_  
 Soils Engineering Report(s) Dated: \_\_\_\_\_  
 Geotechnical Report(s) Dated: 7/12/11 (Rev. 7/14/11), 4/11/11 (Rev. 6/2/11), 11/11/10, 12/17/09  
 References: GeoSoils: 8/17/07, 6/5/06

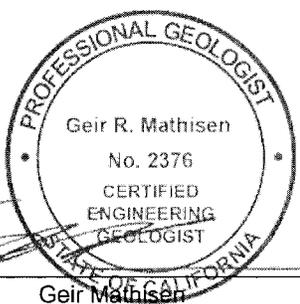
**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by \_\_\_\_\_  
  
 Jeremy Wan  
 Soils Section

\_\_\_\_\_  
  
 Geir Mathisen  
 Geology Section  
 Date 10/15/14

1. Approval of this map pertaining to grading is recommended.

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site 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. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively)
2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP), if applicable/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
3. If deemed applicable, submit a covenant or a letter of permission to enter and construct.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.



Name Nazem Said Date 10-14-2014 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 46018-11\GP 46018\2014-09-25 TTR 46018 SUBMITTAL

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

1. Dedicate a total of 4 feet of additional right- of- way (42 feet from center line) along Skyline Ranch for a total of 84 feet of right-of-way to the satisfaction of Public Works.
2. Permission is granted to vacate the excess right of way along Farrell Road, Bension Drive, Carranza Lane, Annmae Place and Lauren Lane as shown on the tentative map to the satisfaction of Public Works.
3. Dedicate additional right of way along Bension Drive (total of 64 feet), Carranza Lane (total of 60 feet), Annmae Place (total of 58 feet) and Lauren Lane (total of 58 feet) as shown on the tentative map to the satisfaction of Public Works.
4. Provide intersection sight distance for a design speed of 40 mph (415 feet) on Bension Drive from Carranza Lane (southerly direction). Line of sight shall be within the 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 from the top of the curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline.
5. Conform with the approved IEC P-Map 270 highway alignment along Skyline Ranch Road to the satisfaction of Public Works.
6. Conform with the realignment of Bension Drive, Carranza Lane, Annmae Place and Lauren Lane as shown on the tentative map to the satisfaction of Public Works. As a result of this realignment, construct curb, gutter, base, pavement and sidewalk on Bension Drive, Carranza Lane and Annmae Place to the satisfaction of Public Works. Construct a standard cul-de-sac bulb on Lauren Lane to the satisfaction of Public Works.
7. Construct secondary highway improvements on Skyline to the satisfaction of Public Works. If Skyline Ranch Road has not been improved per TR 60922, construct temporary turnaround on Skyline Ranch Road at the tract boundary east of Bension Drive and install an interim signing and striping based on the street improvements along Skyline Ranch Road from Plum Canyon Road to east of Bension Drive (east of the park site driveway) to the satisfaction of Public Works.

8. Prepare signing and striping plans for Skyline Ranch Road within this subdivision consistent with the conceptual striping plan approved by Traffic and Lighting Division dated August 8, 2011 to the satisfaction of Public Works.
9. Comply with any traffic mitigations required due to the realignment of Skyline Ranch Road and Bension Drive to the satisfaction of Public Works.
10. Plant street trees on Skyline Ranch Road from Plum Canyon Road to Bension Drive and all local streets to the satisfaction of Public Works.
11. The gate designs/layouts for the park is not necessarily approved as shown. It should be configured as not to impede traffic offsite and onsite.
12. Conform with all previously approved and amended road conditions including Street Lighting requirements to the satisfaction of Public Works.



Prepared by Sam Richards  
Tr46018-11r-mod to recorded Map-rev4.doc

Phone (626) 458-4921

Date 10-16-2014

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

1. Submit revisions to the approved Sewer Improvement Plans for Tract 46018-11 (PC11753, dated 11-16-04) reflecting all the changes to sewer service depicted in this modification, including all necessary off-site sewer improvements, and obtain approval.
2. The subdivider shall install and dedicate main line sewers and serve each lot/building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
3. Comply with all other previously set conditions for TR 46018 to the satisfaction of Public Works.



Prepared by Vilong Truong  
tr46018-11s-mod to recorded map-rev4.doc

Phone (626) 458-4921

Date 10-06-2014

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

1. A water system (including any approved water pump stations) maintained by the water purveyor, with appurtenant facilities to serve all buildings/lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building/lot.
3. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each multi-family and open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. All line of sight easements must be depicted on the landscape and irrigation plans.
7. Comply with all other previously set conditions for TR46018 to the satisfaction of Public Works.

  
Prepared by Vilong Truong  
tr46018-11w-mod, to recorded map- rev4.doc

Phone (626) 458-4921

Date 10-06-2014