



COUNTY OF LOS ANGELES

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May 5, 1999

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Syn. No. 25
10/27/98

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**VESTING TENTATIVE TRACT MAP NUMBER 51644(5)
FIFTH SUPERVISORIAL DISTRICT/ 3-VOTE MATTER**

Your Board recently conducted an appeal hearing on the Planning Commission's approval of the above subdivision which is proposed in connection with the development of a large scale mixed use project known as Tesoro Del Valle in the Bouquet Canyon Zoned District.

At the conclusion of the hearing your Board indicated an intent to approve the subdivision with revised conditions and instructed us to prepare the appropriate documents for your final approval. Attached are the necessary findings and conditions to implement your intended approval.

Very truly yours,

LLOYD W. PELLMAN
County Counsel

By *Richard D. Weiss*
RICHARD D. WEISS
Principal Deputy County Counsel

APPROVED AND RELEASED:

Lloyd W. Pellman
LLOYD W. PELLMAN
County Counsel

RDW/
Attachments

A:\TT51644.LTR

*Board of Supervisors
Approved 5-18-99*

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NO. 51644**

1. The tentative tract map proposes to create 898 single-family lots, 8 multi-family lots for development with 893 residential condominium units, 1 commercial lot, 1 school site, 2 park sites, 6 recreation lots, 1 fire station lot, 1 clubhouse site, 2 swim/racquet club lots, 1 interpretive center site, 1 sewer lift station lot, 5 water quality basin lots, 4 water tank sites, 46 landscaped lots, 5 open space lots and 2 equestrian / rest area lots on 1,795 acres.
2. The subject property is located in San Francisquito Canyon and the adjacent hillsides and smaller canyons to the west, approximately one-half mile south of the Angeles National Forest and 2 miles east of Interstate 5 (Golden State Freeway) in the Bouquet Canyon Zoned District. San Francisquito Road runs along the eastern boundary of the site. Copper Hill Drive will be extended westerly from Seco Canyon Road across the southerly portion of the site.
3. The pre-existing zoning on the subject property was A-2-2 (Heavy Agriculture). This zone permits agricultural and other rural uses, including residential, with a minimum lot area of 2 acres. The zoning on surrounding properties includes A-2-2 and RPD 5,000.
4. Zoning Case No. 92-074 was concurrently considered by the Board of Supervisors to change the zone on 475.3 acres of the 1,795 acres project site as follows:
 - RPD-20,000-2.8U (Residential Planned Development-20,000 square feet minimum lot area-2.8 dwelling units per acre);
 - RPD-12,000-3.7U (Residential Planned Development-12,000 square feet minimum lot area-3.7 dwelling units per acre);-
 - R-3-14U-DP (Limited Multiple Residence-14 dwelling units per acre-Development Program);

- R-3-24U-DP (Limited Multiple Residence-24 dwelling units per acre-Development Program);
- C-2-DP (Neighborhood Business-Development Program); and
- OS (Open Space).

The remaining 1,319.7 acres will retain the pre-existing A-2-2 zoning.

5. Approval of this tentative tract map is contingent upon the adoption of the ordinance changing the zoning on the portions of the subject property as described above.
6. Conditional Use Permit No. 92-074 has been concurrently approved to allow the development of the property with 1,791 dwelling units in compliance with residential planned development, development program, density controlled development, hillside management and Significant Ecological Area design review criteria. Also, the permit is required to allow water tanks, a swim and racquet club, an interpretive center, sewer lift station, water quality basins, schools, a fire station, a neighborhood commercial center, athletic fields and equestrian uses on the subject property.
7. Oak Tree Permit No. 92-074 has been concurrently approved to allow the removal of 34 oak trees and permit encroachment within the protected zone of 60 other oak trees.
8. The findings of the Board of Supervisors with respect to Conditional Use Permit and Oak Tree Permit No. 92-074 are incorporated herein by this reference and made a part hereof as if set forth in full.
9. The project design, as modified by the conditional use permit, complies with the standard requirements of the proposed zones.
10. The subject property was previously depicted within the Non-urban (hillside management), Low Density Residential (1-6 du/ac) and Significant Ecological Area categories of the Countywide General Plan; and within the Urban 1 (up to

3.3 du/ac), Non-urban 1 (0.5 du/ac), Hillside Management (up to 1du/ac) and SEA/Floodway categories of the Santa Clarita Valley Areawide Plan.

11. On December 21, 1998, the Board of Supervisors approved Sub-Plan Amendment No. 92-074 to amend the land use policy maps of the Countywide General Plan and Santa Clarita Valley Areawide Plan to change the pre-existing land use designations of the subject property as follows:

Countywide General Plan - on approximately 329.4 acres of the site from Low Density Residential (1-6 du/ac.) to Medium Density Residential (12 to 22 du/ac); from Rural (up to 1 du/ac) to Low Density Residential and Medium Density Residential; and from SEA to Open Space.

Santa Clarita Valley Areawide Plan - on approximately 447.7 acres from U1 (1.1 to 3.3 du/ac) to commercial and open space; from U1 to U2 (3.4 to 6.6 du/ac), U3 (6.7 to 15 du/ac) and Open Space; from Hillside Management and N1 (max. of .5 du/ac) to U1, U2, U3 and U4 (15.1 to 40 du/ac); and from SEA/Floodplain Management to Open Space.

12. The Board's approved Sub-Plan Amendment also modified the Countywide General Plan and Santa Clarita Valley Areawide Plan policy maps as follows:
 - General Development Policy Map (Countywide General Plan) was amended to increase the area designated as urban expansion from 156 acres to 446.9 acres;
 - Housing Development and Neighborhood Conservation Policy Map (Countywide General Plan) was amended to increase the area designated as residential expansion from 156 acres to 446.9 acres;
 - Special Management Areas Policy Map (Countywide General Plan) was amended to delete 29.6 acres from the Significant Ecological Areas designation;
 - Conservation/Open Space Policy Map (Countywide General Plan) was amended to redesignate 29.6 acres of Special Management Area as

Open Space;

- Highway Policy and Highway Plan Policy Maps (Countywide General Plan) were amended to show the change in alignment of Copper Hill Drive; and
 - Santa Clarita Valley Circulation Plan (Santa Clarita Valley Areawide Plan) was amended to show the change in alignment of Copper Hill Drive.
13. Approximately 103 acres of the site are covered by the floodplain of San Francisquito Creek and are designated by the General Plan as Significant Ecological Area (SEA) No. 19. This SEA was established to preserve San Francisquito Canyon as a movement corridor for the unarmored threespine stickleback, a state and federally listed endangered species. The approved Sub-Plan Amendment redesignated 29.6 acres of the SEA as Open Space. A conditional use permit is required to ensure compliance with SEA design review criteria.
 14. This is a hillside project since the subject property exhibits natural slopes of 25% or greater. A conditional use permit to ensure compliance with hillside management design review criteria is required since the 240 dwelling units proposed in the non-urban hillside portion of the project exceed the low density threshold of 107 dwelling units. Although residential development in the urban hillside portion of the site does not exceed the mid-point threshold, the conditional use permit also covers the urban hillsides.
 15. The proposed project and the provision for its design and improvements are consistent with the goals and policies of the General Plan, since it is in substantial compliance with the general conditions for development in hillside areas, including hillside performance review criteria, and for development in Significant Ecological Areas in that:
 - a. Hillside Management areas.
 - (1) The proposed project is located and designed so as to protect the safety of current and future community residents, and will not

create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, or erosion hazard;

- (2) The proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;
- (3) The proposed project is compatible with the natural biotic, cultural and scenic resources of the area;
- (4) The proposed project design adequately mitigates problems of public safety, design and environmental considerations as provided in the General Plan for proposed developments in urban and non-urban hillsides;
- (5) The proposed project is conveniently served by neighborhood shopping, and community facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan; and
- (6) The proposed project has the necessary provision for open space areas since a minimum of 70 percent of the area within the non-urban portion of the site and 25 percent of the area within the urban portion of the site will be retained in a natural or open condition.

b. Significant Ecological Areas.

- (1) The proposed project will not have the potential for, nor result in the degradation of the biotic resources present in the affected ecological area;
- (2) The requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;

- (3) The design of the project will permit the movement/migration of wildlife, where applicable, in an undisturbed and natural state;
 - (4) Sufficient natural vegetation and open space will be retained to effectively buffer critical resource areas from said requested development;
 - (5) Where necessary, fences or wall are to be provided to buffer important habitat areas from development; and
 - (6) Roads and utilities serving the project will be designed so as not to conflict with critical resources, habitat areas or migratory paths or wildlife within the affected Significant Ecological Area.
16. The proposed project is consistent with the economic portion (Urban Services Analysis) of the Development Monitoring System, since adequate water service is assured following the completion of capital improvements and acquisition of full entitlements due the water company serving the site. Sewage discharge will not exceed the Sanitation District's future planned capacity. Cumulative impacts on school and fire services were identified during processing. The subdivider has agreed to participate in school and fire station financing, thus providing the necessary mitigation measures to reduce impacts on school and fire services. In addition, a 4.3 acre site has been reserved within the project for a future fire station. These services and necessary mitigation measures were evaluated as part of the environmental analysis and the resultant environmental document.
17. The proposed project is consistent with the social portion of the Development Monitoring System because adequate road service will be available and commercial and employment facilities are, or will be, located in close proximity. Although cumulative impacts on road service were identified during initial processing, the subdivider has agreed to participate in appropriate road improvements thus providing the necessary mitigation measures to reduce road service impacts. The road service was evaluated as part of the environmental analysis and the resultant environmental document, and the proximity to commercial and employment facilities was evaluated as part of the field investigation and/or general plan evaluation.

18. The proposed project is consistent with the environmental portion of the Development Monitoring System since there is no significant geotechnical, flood hazard, or fire impacts and the project does not affect publicly held or privately dedicated open space, as shown in the County General Plan. Natural resource impacts (biota) were identified during processing. Mitigation measures were evaluated as part of the environmental analysis and the resultant environmental document.
19. The proposed development, in summary:
 - avoids premature conversion of undeveloped land to urban use;
 - promotes a distribution of population consistent with service system capacity, resource availability, environmental limitations, and accessibility;
 - directs urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas and fire hazard areas;
 - encourages the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land;
 - ensures that new development in urban expansion areas will occur in a manner consistent with stated plan policies and will pay for the marginal public costs that it generates; and
 - focuses intensive urban uses in an inter-dependent system of activity centers located to effectively provide services throughout the urban area, including adequate transportation facilities.
20. This is a density controlled development in that the required lot areas within the A-2-2 Zone are averaged over the entire zone. In this case, the subdivider proposes 240 single-family lots on 1,319.7 acres, or a average of 5.5 acres per

residential lot. This average exceeds the 2 acres of gross area required by the A-2-2 Zone.

21. The proposed development within the A-2-2 Zone conforms to the design criteria established for density controlled developments, in that:
 - the open space lots will either be held in common by all lot owners and maintained by the homeowners' association or dedicated to an appropriate public agency;
 - all dwelling units will be single-family residences;
 - the location, separation and height of the proposed residences are compatible with development in the surrounding areas; and
 - a landscaping plan is required prior to the issuance of any building permits.
22. The access to this project is adequate for the needs of the future residents and for the deployment of fire fighting and other emergency equipment in emergency situations.
23. A traffic study analyzing the potential traffic impacts of this project was prepared by the subdivider and approved by the Department of Public Works. Mitigation measures are incorporated into the conditions of approval for this project.
24. The site is physically suitable for the type of development and the density being proposed, since the property has adequate building sites to be developed in accordance with the Grading Ordinance; has access to a County-maintained street; shall be served by sanitary sewers and septic systems (for 3 estate lots) to be installed in accordance with the requirements of the Department of Health Services; shall be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs; and, shall have flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.

25. The design of the subdivision and the proposed improvements will not cause substantial and /or avoidable environmental damage or substantial and/or avoidable injury to fish or wildlife or their habitat, since the Final Environmental Impact Report and recommended conditions of approval provide for appropriate mitigation measures. In connection with its certification of the Final Environmental Impact Report, the Board of Supervisors will adopt a Statement of Overriding Considerations with respect, among other things, to the project's unavoidable remaining impact on biota. The Board determines that the benefits of the project outweighs said remaining impacts.
26. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of the case and on the tentative map, provide adequate protection for rights of way and easements.
27. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the recommended conditions of approval.
28. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities in the project, since the lots are of sufficient sizes so as to permit orientation of structures in an east-west alignment for southern exposure or to take advantage of shade or prevailing breezes.
29. Pursuant to Section 21.52.010 of the Los Angeles County Code (Subdivision Ordinance) the requirement of street frontage for Lots 676, 681, 682, 963, 965, 968 and 973 (open space lots) is eliminated, since the topographical conditions and the proposed usage of these lots make it impractical to conform to these requirement. Ingress and egress easements with minimum widths of 15 feet are required for these lots.
30. Pursuant to Section 21.24.150 of the Subdivision Ordinance the requirement of an alley at the rear of lots fronting on Copper Hill Drive is eliminated, since such an alley is contrary to the best community design.

31. Pursuant to Section 21.24.040 of the Subdivision Ordinance the standard cul-de-sac length of 700 feet is modified to permit the lengths in excess of 700 feet as shown on the tentative map for R Street, S Street, Z Street and W Street, since topographical conditions make the standard length requirement impractical.
32. Pursuant to Section 21.24.040 of the Subdivision Ordinance, the requirement for street frontage for Lot 963 (single family) is eliminated, since title limitations prevent the applicant from obtaining street frontage and access will be provided by an ingress-egress easement from a dedicated street.
33. Pursuant to Sections 21.32.190 and 21.32.150 of the Subdivision Ordinance, the requirement for sidewalks and street lights on all local streets in Areas B and C are waived since the lots in these areas are at least one acre in size and have average lot widths of not less than 100 feet, and such improvements are not necessary to serve such lots so as to maintain the continuity of an established neighborhood pattern and will not benefit the area.
34. San Francisquito Creek traverses the northeastern and southern portions of the property. Access to the creek is available to the public.
35. The design of the subdivision and the type of improvements proposed will not conflict with public easements for access through, or use of, property within the proposed subdivision, since the design and development as set forth in the conditions of approval and on the tentative map provides adequate protection of easements.
36. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the California Water Code.
37. The housing needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when this project was determined to be consistent with Los Angeles County General Plan.

38. This tract map has been submitted as a "Vesting" Tentative Map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).
39. An Environmental Impact Report for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles (County CEQA Guidelines). The Final Environmental Impact Report consists of the Draft Environmental Impact Report (DEIR) dated October, 1995, the Technical Appendices to the DEIR dated October, 1995, the Final Environmental Impact Report dated December, 1996, and the Additional Environmental Information For Inclusion In Final EIR For Revised Tesoro del Vale Project dated October 1998 (collectively referred to as the "FEIR"). The report contains a conceptual description of the project, documents the project's potential impacts, and identifies mitigation measures which will be implemented as a part of the project. A Mitigation Monitoring Plan consistent with the conclusions and recommendations of the FEIR has been prepared and its requirements have been incorporated into the conditions of approval for this project.
40. The Board of Supervisors has independently reviewed and considered the FEIR and it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations Regarding the Final Environmental Impact Report, implementation of the project will result in specifically identified significant effects upon the environment. However, except for adverse effects upon air quality, biota, traffic, the aesthetic/visual character of the project site and police services which cannot be found to be completely mitigated, such specifically identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the FEIR and incorporated as conditions in this tentative map and the related conditional use permit and oak tree permit.
41. With respect to the adverse effects upon air quality, biota, traffic, the aesthetic/visual character of the project site and the potential impact on police services which cannot or may not be adequately mitigated, the Board of Supervisors determines that the substantial benefits resulting from

implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.

42. The Mitigation Monitoring Plan prepared in connection with the FEIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Approves the FEIR for the project, certifies that it has reviewed and considered the environmental information contained in the document, certifies that the FEIR has been completed in compliance with the California Environmental Quality Act and the State and County Guidelines relating thereto and reflects the independent judgment of the Board of Supervisors as to the environmental consequences of the project, determines that the conditions of approval and mitigation measures discussed in the FEIR and the conditions of project approval are the only mitigation measures for the project which are feasible, determines that the remaining unavoidable environmental effects of the project have been reduced to the extent possible and to an acceptable level and are outweighed by specific social, economic and environmental benefits of the project, adopts the statement of overriding considerations and environmental findings as set forth in the Findings of Fact and Statement of Overriding Considerations prepared for the project; and
2. Approves and adopts the Mitigation Monitoring Plan for the proposed project, incorporated in the FEIR, and pursuant to Section 21081.6 of the Public Resources Code, finds that the Mitigation Monitoring Plan is adequately designed to ensure compliance with the mitigation measures during project implementation; and
3. Approves Vesting Tentative Tract Map No. 51644 subject to the attached conditions.

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*map dated
6-15-98*

**CONDITIONS FOR APPROVAL
VESTING TENTATIVE TRACT MAP NO. 51644**

- A. GENERAL CONDITIONS** (The following conditions are applicable to all lots or as otherwise specified.)
1. Conform to the requirements of the Los Angeles County Code (Subdivision Ordinance) and, except as modified by Conditional Use Permit No. 92-074, the lot area and lot width requirements of the RPD-20000-2.8U, RPD-12000-3.7U, R-3-14U-DP, R-3-24U-DP, C-2-DP, OS and A-2-2 zones. Also, conform to the requirements of Conditional Use Permit No. 92-074 and Oak Tree Permit No. 92-074.
 2. Recordation of the final map is contingent upon the adoption and effectiveness of an ordinance changing the zoning of the property from A-2-2 to the zones listed in Condition 1 as recommended under Zone Change Case No. 92-074.
 3. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
 4. At the time a unit final map records over Lot 680, dedicate the tap street from "B" Street across Lot 680 to the westerly tract boundary (shown as a future street on the tentative map) and construct with full street improvements to the satisfaction of the Department of Public Works. Also, construct off-site street improvements within the connecting future street right-of-way reserved in Tentative Tract 52455 from the tract boundary to the interior street system of that subdivision to the satisfaction of the Department of Public Works. If a final map of Tentative Tract 52455 has not yet recorded which reserves the connecting future street right-of-way, the applicant shall pay an in-lieu fee determined by the Department of Public Works to be sufficient to cover the cost of the off-site construction. The requirements to dedicate the street on the final map and to construct the street both on-site and off-site are eliminated in the event that Tentative Tract 52455 is not approved or is approved without reserving the right of way for the connecting future street.

5. Dedicate and construct street improvements on "LL" Street from "A" Street to the northerly tract boundary to the satisfaction of the Department of Public Works.
6. Provide evidence of an easement granted to the Burnam property (APN 3244-029-006) across the Viscarra property (APN 3244-029-003) for the construction and use of the extension of "LL" Street prior to the recordation of Lots 671, 674, 695 and 696, or revise the tentative map so as to redesign "LL" Street to provide an alignment which provides direct access to the Burnam property.
7. Dedicate and construct street improvements on "J" Lane from "A" Street to the easterly tract boundary, and on "F" Lane from "E" Lane to the westerly tract boundary to the satisfaction of the Department of Public Works.
8. Dedicate right-of-way (40 feet from centerline) and construct street improvements on the northerly extension of McBean Parkway (San Francisquito Canyon Road) to the satisfaction of the Department of Public Works.
9. Use the standard land hook on the final map to connect both sides of Lots 703 and 700 where separated by the northerly extension of McBean Parkway (San Francisquito Canyon Road). Indicate in a note that the portions of each lot connected by the hook will conveyed as a single lot.
10. Prior to, or concurrent with, the recordation of the unit final map containing the 301st dwelling unit, provide evidence of an easement and construct or bond for full street improvements off-site on "B" Street to connect with Copper Hill Drive to the satisfaction of the Department of Public Works.
11. Grant to all persons holding title to lands within the County of Los Angeles and the heirs, successors, and assigns of said persons, as their interests may now or hereafter appear of record, a non-exclusive easement for ingress and egress, road and utility purposes over all future and private and future streets in this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.
12. Copper Hill Drive shall be constructed and open to public travel with two lanes of roadway plus any necessary turn lanes (including a bridge over San

Francisquito Canyon Creek) from McBean Parkway to Newhall Ranch Road prior to recordation of the first unit final map.

13. Construct or bond for full width street improvements (including a bridge over San Francisquito Canyon Creek) to the satisfaction of the Department of Public Works on Copper Hill Drive from McBean Parkway to Newhall Ranch Road prior to recordation of a unit map containing the 1,110th residential unit.
14. Construct or bond for full width street improvements, including a bridge over San Francisquito Canyon Creek, to the satisfaction of the Department of Public Works on "HH" Street from "A" Street to San Francisquito Road prior to the recordation of any unit final maps in Area C.
15. Dedicate to the County the right to restrict access from abutting lots directly to Copper Hill Drive; from Lots 702 and 703 directly to San Francisquito Canyon Road; and, from Lots 672 and 714 directly to "A" Street.
16. Dedicate vehicular access rights from Lots 665, 666 and 699 directly to "A" Street; from Lots 666 and 713 directly to "B" Street; and, from abutting lots directly to San Francisquito Canyon Road (except Lots 702 and 703).
17. Dedicate complete access rights from Lots 798 to 801, 853, 893, 894, and 901 to 903 directly to "A" Street and from Lots 796 to 798 directly to "B" Street.
18. Construct a free standing masonry wall or combination wall and wrought iron fence, not less than five feet high, along and within one foot (1') of the rear or side yards of the lots listed in Condition 17 where abutting "A" or "B" Streets. The wall shall be constructed to the standards for such walls established by the Department of Public Works.

Prior to submitting final maps, submit to the Regional Planning Department a copy of the approved Grading Plan for final determination of the design of this structure. Alternate structure designs and locations may be accepted if unusual topographic features or subdivision design warrant special treatment. In such cases consideration will be given to maintenance and aesthetics. Where a wall is relocated to the top of a slope, a slough wall may also be required.

In all cases where grading or natural conditions result in the pad or building site elevations being above the elevation of the abutting highway, the required wall shall be retaining. A chain link fence may be constructed on top of the retaining wall to satisfy the minimum height requirement provided the wall is constructed to a minimum height of three feet and masonry pilasters spaced 50 feet maximum on center are constructed to the full height of the structure. The height of the total structure shall not be less than five feet above grade on the highway side and not less than three feet six inches on the side facing the abutting lot.

If the wall, or combination chain link fence and retaining wall, is to be constructed subsequent to the recordation of this tract, file a faithful performance bond and agreement with the Department of Public Works, insuring its construction prior to sale of lots or occupancy of homes constructed thereon. The penal sum of the bond shall be determined by the Department of Public Works.

19. Permission is granted to use the alternate street cross-section to the satisfaction of the Department of Public Works.
20. Provide evidence of the right to grade off-site prior to recordation of the final map covering the subject grading.
21. Permission is granted to record multiple final maps. The boundaries of the unit final maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each final map to record shall comply on its own, or in combination with previously recorded maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit No. 92-074. Prior to clearance of each final map submit the following:
 - a phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final maps and the expected boundaries and phasing of all future final maps; and
 - a summary sheet indicating the number and type of all lots shown on the current and all previous final maps.

22. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract covenants which would require continued maintenance of the plantings for lots having planted slopes. Prior to recordation, submit a copy of the document to be recorded to the Department of Regional Planning.
23. Permission is granted to record a parcel map as the first unit provided each parcel contains a minimum of 20 acres and the lot configuration is approved by the Department of Regional Planning and the Department of Public Works.
24. In order to defray the cost of wildlife protection and management, the applicant may be responsible for the payment of certain appropriate fees established by the California Department of Fish and Game and the Los Angeles County Clerk. No land use project subject to this requirement is final, vested or operative until the fee is paid.
25. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
26. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall, within ten days of the filing, pay the Department of Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to Los Angeles County Code Section 2.170.010.

B. CONDITIONS FOR THE SINGLE-FAMILY LOTS (The following conditions are applicable only to the single-family residential lots unless otherwise specified.)

27. Except for flag lots, provide at least 40 feet of street frontage for each lot fronting on cul-de-sacs and knuckles, and 50 feet of street frontage for all other lots. Specific lots requiring adjustment include, but may not be limited to, Lots 40, 41, 42, and 73. Where it is not possible to adjust the width of adjacent and/or nearby lots to comply with this requirement, eliminate lots as necessary on the final map.
28. Flag lots shall have a fee access strip of at least 10 feet in width where contiguous to other strips, 15 feet in width where not contiguous to other strips, and 20 feet in width on single access strips where the driveway exceeds 150 feet in length. All fee strips shall be of sufficient width to accommodate the required paving and any footing for walls and/or planters.
29. Construct or bond with the Department of Public Works for driveway paving on flag lots, lots sharing common driveway access and lots served by off-site access easements with a minimum width of:
 - 15 feet where the driveway is less than 150 feet in length and serves 1

lot;

- 20 feet where the driveway for any single lot exceeds 150 feet in length;
 - 20 feet where the common driveway serves 2 lots; and
 - 24 feet where the common driveway serves 3 or more lots (Lots 853-855).
30. Construct a turnaround on the common driveway serving Lots 853-855 to the satisfaction of the Fire Department.
 31. Label each flag lot driveway, common driveway, and off-site access easement driveway as a "Private Driveway and Fire Lane" on the final map.
 32. Provide reciprocal easements over common driveways for the benefit of the lots served. Submit a letter to the Department of Regional Planning agreeing to record the easements in documents when the lots are sold.
 33. Provide for the maintenance of all shared common driveways through a maintenance agreement by the owners of the lots. Submit a copy of the agreement to be recorded to the Department of Regional Planning.
 34. Provide evidence of the right to construct and use the off-site access to Lots 962 and 702 in sufficient width to accommodate a paved driveway of 20 feet in width.
 35. Offer Lots 1 through 89 to the William S. Hart Union School District for a junior high school site. Submit documentation from the school districts indicating they are not interested in acquiring the site prior to recordation of the single family lots. If the site is to be used as a school site, permission is granted to combine Lots 1 through 89 into a single lot on the final map as depicted on the tentative map.
 36. Redesign Lot 304 on the final map to show a standard flag lot design with a fee access strip to the satisfaction of the Department of Regional Planning.

37. Dedicate to the County of Los Angeles the right to prohibit construction of additional residential and associated structures on single-family lots having twice the required area.

C. **CONDITIONS FOR OPEN SPACE, LANDSCAPED, PARK, WATER TANK, WATER QUALITY BASIN, SEWER LIFT STATION, SCHOOL AND FIRE**

STATION LOTS (The following conditions are applicable to these lots only unless otherwise specified. Please note that the LANDSCAPED lots are listed on the tentative map as HOA/LMD lots.)

38. Dedicate residential construction rights over the open space, landscaped, park, water tank, water quality basin, sewer lift station, school, and fire station lots.
39. Permission is granted to create additional open space, landscaped and park lots on the final map to the satisfaction of the Department of Regional Planning.
40. Number all such lots shown on the final map.
41. Reserve access, a minimum of 15 feet in width, to all such lots shown on the final map which do not have direct street frontage to the satisfaction of the Department of Regional Planning.
42. Provide for the ownership and maintenance of such lots by:
 - a homeowners association;
 - a landscape maintenance district;
 - dedication/conveyance to a public agency; or
 - conveyance or lease to a non-profit organization for recreational purposes (Lots 1712 and 1713 only). In the event of a default on the lease, the property shall be conveyed to the California State Trust (administered by the Attorney General) for reappointment of a replacement organization.

43. On the final map, connect the portions of Lot 700 separated by San Francisquito Canyon Road with the standard land hook and indicate in a note that the separate portions of the lot will be conveyed as a single unit.
44. On the final map, show landscape Lot 677 as 3 landscape lots and show the driveway entrances to the commercial lot within Lot 669 to the satisfaction of the Department of Regional Planning.
45. Show the unnumbered lot to the rear of Lots 75 through 81 as a separate landscape lot on the final map with a new lot number.
46. Show the portion of open space Lot 700 located northerly of "HH" Street as a separate lot on the final map with a new lot number. Do not hook and note to the portion of Lot 700 located southerly of "HH" Street.

D. CONDITIONS FOR SWIM & RACQUET CLUB, INTERPRETIVE CENTER, CLUBHOUSE AND EQUESTRIAN LOTS (The following conditions are applicable to these lots only unless otherwise specified.)

47. Dedicate residential construction rights over Lots 714 and 671 (Racquet & Swim Club), Lot 672 (Interpretive Center), Lot 674 (Clubhouse) and Lots 1715 and 971 (Equestrian rest areas).
48. Provide for the ownership and maintenance of the swim and racquet club lots by the homeowners' association.
49. Provide for the ownership and maintenance of the equestrian lots by the homeowners' association, a landscaped maintenance district, or by dedicating to a public agency.
50. Provide for the ownership of the interpretive center lot (672) by the Santa Clarita Valley Historical Society and the maintenance of the center by the Historical Society and the William S. Hart Union High School District as provided by Conditional Use Permit No. 92-074.

51. Provide driveway paving for the two driveways as shown on the tentative map. The minimum driveway width shall be 26 feet.

52. Delineate each driveway designated by the Fire Department as a fire lane on the final map or on a plat to be recorded concurrently with the final map and label as a "Private Driveway-Fire Lane."

E. CONDITIONS FOR THE COMMERCIAL PROJECT - LOT 699 The following conditions are applicable to Lot 699 only unless otherwise specified.

53. Provide driveway paving throughout the project as shown on the tentative map. The minimum driveway width shall be 26 feet.

54. Delineate each driveway designated by the Fire Department as a fire lane on the final map or on a plat to be recorded concurrently with the final map and label as a "Private Driveway-Fire Lane."

55. Record a covenant agreeing to post all fire lanes with "No Parking" signs and to provide for continued enforcement of the restriction.

F. CONDITIONS FOR THE NEW CONDOMINIUM PROJECT (159 DUs) - LOTS 659- 664 (The following conditions are applicable to these lots only unless otherwise specified.)

56. Lots 659-664 of this tentative tract map are approved as a condominium project for 159 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.

57. Provide for an adequate lighting system along all walkways.

58. Provide in the Covenants, Conditions and Restrictions (CC&Rs), a method for

the continual maintenance of the common areas, including the driveways and the lighting system along walkways. Provide the Department of Regional Planning with a copy of the CC&Rs for review and approval prior to recordation of the final map.

59. Dedicate residential construction rights over Lot 664 (recreation lot) on the final map.
 60. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main circular driveway and a minimum of 26 feet in width on all other driveways.
 61. Show the driveways on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway and Fire Lane."
 62. Post all driveways which are less than 36 feet in width with "No Parking" signs, or as otherwise approved by the Department of Regional Planning and the Fire Department, and provide for continued enforcement of the parking restriction in the CC&Rs. Submit a copy of the CC&Rs to the department for review and approval prior to recordation of the final map.
- G. CONDITIONS FOR THE NEW CONDOMINIUM PROJECT (380 DUs) - Lot 696**
(The following conditions are applicable to this lot only unless otherwise specified.)
63. Lot 696 of this tentative tract map is approved as a condominium project for 380 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.
 64. Provide for an adequate lighting system along all walkways.

65. Provide in the CC&Rs, a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways. Provide the Department of Regional Planning with a copy of the CC&Rs for review and approval prior to recordation of the final map.
66. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main driveway and a minimum of 26 feet in width on all other driveways.
67. Show the driveways on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway and Fire Lane."
68. Post all driveways which are less than 36 feet in width with "No Parking" signs, or as otherwise approved by the Department of Regional Planning and the Fire Department, and provide for continued enforcement of the parking restriction in the CC&Rs. Submit a copy of the CC&Rs to the department for review and approval prior to recordation of the final map.

H. CONDITIONS FOR THE NEW CONDOMINIUM PROJECT (354 DUs) - Lot 713
(The following conditions are applicable to this lot only unless otherwise specified.)

69. Lot 713 of this tentative tract map is approved as a condominium project for 354 new residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.
70. Provide for an adequate lighting system along all walkways.
71. Provide in the CC&Rs, a method for the continual maintenance of the common areas, including the driveways and the lighting system along walkways. Provide the Department of Regional Planning with a copy of the CC&Rs for review and

approval prior to recordation of the final map.

72. Construct or bond with the Department of Public Works for driveway paving of 36 feet in width on the main driveway and a minimum of 26 feet in width on all other driveways.
73. Show the driveways on the final map or on a plat to be recorded concurrently with the final map and label each driveway as a "Private Driveway and Fire Lane."
74. Post all driveways which are less than 36 feet in width with "No Parking" signs, or as otherwise approved by the Department of Regional Planning and the Fire Department, and provide for continued enforcement of the parking restriction in the CC&Rs. Submit a copy of the CC&Rs to the department for review and approval prior to recordation of the final map.

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The following reports consisting of 32 pages are the recommendations of the Department of Public Works.

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

- 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.
- 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 County Recorder. 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.
- 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.
- 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.

- Easement are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
- 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 this Department.
- Prior to final approval of the tract/parcel 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 County Recorder, 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 County Recorder.
- Furnish this Department's 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.
- A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
- Place standard condominium/residential planned development/commercial planned development/Landscape Maintenance District notes on the final map to the satisfaction of the Department.
- Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of this Department.
- If unit filing occurs, reserve reciprocal ingress and egress easements in documents over the private driveways and delineate on the final map to the satisfaction of the Department.
- Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of this Department.

- Place a note on the final map to the satisfaction of the Department to convey as a unit both portions of ownership within lot 700 separated by San Francisquito Canyon Road and "HH" Street, and lot 703 separated by San Francisquito Canyon Road, and connect said portions with a standard land hook.
- Remove existing structures prior to final approval except structures to remain as indicated. Demolition permits are required from the Building and Safety office.
- Delineate proof of access to a public street on the final map for Lots 702, 703 and 962.
- Quitclaim or relocate easements running through proposed structures.
- A final tract map must be processed through the Director of Public Works prior to being filed with County Recorder.
- 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 Unit of the Building and Safety/Land Development Division of this Department for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
- 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.
- The first unit of this subdivision shall be filed as Tract No. 51644-01, the second unit, Tract No. 51644-02, and the last unit, Tract No. 51644.
- A final guarantee will be required at the time of filing of the final map with the County Recorder.
- Show open space note on the final map and dedicate residential construction rights over the open space lots.

- Dedicate vehicular access rights to streets at rear of double frontage lots.

- The relationship of existing buildings/sewage disposal component to the new lot lines may create conditions that do not comply with the Building Code/Plumbing Code/Zoning Ordinance. These non-complying conditions shall be corrected or the lot/parcel lines relocated prior to the division of land.

HCW/for

Name Randine M. Ruiz

Phone (626)458-4915

Date Rev. 10-15-98



DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION - DRAINAGE AND GRADING UNIT

TRACT/PARCEL MAP NO. 51644

REVISED TENTATIVE MAP DATED JUNE 15, 1998

DRAINAGE CONDITIONS

- [X] Portions of the existing property lying in and adjacent to the natural drainage courses are subject to flood hazard.
- [X] Portions of the existing property lying in and adjacent to San Francisquito Canyon are subject to flood hazard because of overflow, inundation, and debris flows.
- [X] Comply with the following requirements to the satisfaction of Department of Public Works prior to the filing of the final map:
 - [X] Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map.
 - [X] Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.
 - [X] A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study shall be approved prior to submittal of improvement plans.
- [X] Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. A 1601 stream bed alteration may be needed.
- [X] A Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
- [X] 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. Conditions of this permit must be compatible with Department of Public Works maintenance criteria. Contact the Corps of Engineers for additional information.
- [X] This site is located in Zone "A" per the Federal Flood Insurance Rate Map. The Department of Public Works, Planning Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. A Conditional Letter of Map Revision must be secured from FEMA prior to any approval of storm drain plans
- [X] Department of Public Works approval for location, span, and clearance will be required for any proposed bridges spanning a watercourse.
- [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 revised drainage concept approved 7/13/98 to the satisfaction of the Department of Public Works.
- [X] Prior to final map approval, provide mitigation and/or offsite covenants, to the Department of Public Works' satisfaction, for any negative impacts from flooding and erosion to offsite property due to the proposed improvements within San Francisquito Canyon. Provide before and after development hydraulic analysis assuming vegetated and unvegetated conditions consistent with permit(s) conditions and Department of Public works maintenance criteria.



DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION - DRAINAGE AND GRADING UNIT

TRACT/PARCEL MAP NO. 51644

REVISED TENTATIVE MAP DATED JUNE 15, 1998

GRADING CONDITIONS

- [X] A grading plan and soils report must be submitted and approved prior to approval of the final map.
- [X] A storm water management plan ^(SWMP) is required and must be submitted and approved prior to approval of grading plan.
- [X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name Mr. Mo Kajib Date 7/15/98 Phone (626) 458-4921
MO HOSSEIN KAJIB

PKD

TENTATIVE CONDITIONS - COUNTY
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07/15/98

DEPARTMENT OF PUBLIC WORKS
MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW

DISTRIBUTION
1 Geologist
 Geotechnical Eng.
1 LDMA/Proc. Cntr.
1 Section
1 Subdivision

TENTATIVE TRACT/MINOR LAND SUBDIVISION 51644
SUBDIVIDER West Soto Street Partners
ENGINEER Hunsaker & Associates
GEOLOGY & SOILS CONSULTANT GeoSoils, Inc.

TENTATIVE MAP DATED 6/15/98 (revised)
LOCATION Santa Clarita

REPORT DATES 4/30/98, 11/11/96, 10/16/96,
9/18/96, 7/29/96, 11/22/95, 8/15/95, 7/13/95,
5/4/95, 7/28/94

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geology and Soils Sections to assure that all geotechnical factors have been properly evaluated.
2. A grading plan must be approved by the Geology and Soils Sections. This grading plan must be based on detailed engineering geology and geotechnical engineering reports, and show all recommendations submitted by them. The grading plan must also agree with the tentative map and conditions as approved by the Planning Commission. Additional subsurface investigation will be required prior to approval of the grading plans: including, but not limited to, the west-facing cut slope in the vicinity of landslides 7, 8, 8a, & 9; the area west of landslides 1 through 5; all other cut slopes that may expose daylighted bedding (continuous stratigraphy required); all natural ascending slopes that may exposed daylighted bedding; the absence or discontinuity of clay beds must be verified by data for analyses of daylighted bedding or slide conditions; additional data regarding the affect of high ground water on access roads and utilities in Planning Area D. Other areas may require additional subsurface investigation based on future review of the 40-scale grading plan.
3. Debris protection analyses based on subsurface data will be required for all lots bordering natural ascending slopes. All lots below colluvial-filled swales will require mitigation analyses.
4. All geologic hazards associated with this proposed development must be eliminated, or be delineated as restricted use areas, approved by the consultant geologist, to the satisfaction of the Geology and Soils Section, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
5. The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
6. The Geotechnical Engineering Unit's conditions of approval dated 6/23/98 are attached.
7. Geotechnical Recordation Map verification deposit estimate: 6 hours.

Map dated 6/15/98 by Regional Planning received by this Division 6/22/98.

Prepared by



Charles Nestle

Reviewed by _____

Date 6/23/98

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
MATERIALS ENGINEERING DIVISION

GEOTECHNICAL ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.
Alhambra, CA 91803

Telephone: (818) 458-4925

Calling hours - Monday through Thursday 8-9 a.m. & 3-4 p.m.

District Office 8.2

Job No. U9400011

Sheet 1 of 1

Tentative Tract Map 51644
Location Santa Clarita (Farmer John Tract)
Developer/Owner West Soto Street Partners
Engineer Hunsaker & Associates
Geotechnical Engineer GeoSoils (3323-VN)
Geologist Same as above

Review of:

Revised Tentative Tract Map Dated By Regional Planning 6/15/98

Refer to references in review sheet dated 6/9/98

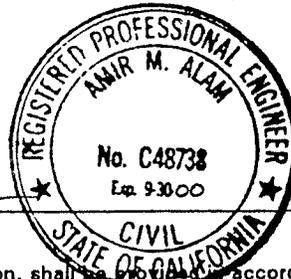
ACTION:

Tentative Map is recommended for approval, subject to conditions below:

REMARKS:

1. The following items will be required at the grading plan review stage:
 - a. Additional subsurface exploration in the areas around lot nos. 663, 687 and 1366-1368; proposed cut slopes that may expose adverse bedding conditions; and landslide nos. 5A and 12.
 - b. Direct shear test results to verify the "assumed" shear strength parameters representative of the bedding plane materials.
 - c. Specific recommendations for remediation of DOG "DeNault" No. 1 well. Also, due to environmental concerns regarding oil well, data (e.g. permit, letter of non-objection, copy of processed application, etc.) must be obtained from the appropriate State Agencies, i.e. Division of Oil, Gas and Geothermal Resources, Department of Toxic Substances Control, South Coast Air Quality Management District, Regional Water Quality Control Board, etc. and submitted to the Soils Section.
 - d. Provide chemical test results and recommend mitigation measures that address the presence in the project geotechnical environment of chemicals deleterious to construction materials and utility lines.
 - e. Detailed settlement calculations in areas of deep alluvial deposits to determine required depths of removal.
 - f. Delineation on the grading plans of areas where steep natural slopes that descend from graded pads will have to be trimmed back to a 2:1 gradient.
 - g. Determination of the required fill cap depths on cut/fill transition lots to minimize potential differential settlement.
 - h. Detailed recommendations and analyses to determine the required debris containment devices.
2. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
3. Prior to approval of the Final Map for recordation, the following must be shown on the Final Map:

The location of "Restricted Use Areas", as recommended in the geotechnical reports.



Prepared by Amir M. Alam

Amir M. Alam

Date 6/23/98

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be 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.

Amir\51644e

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

- The subdivider shall prepare signing and striping plans for all multi-lane streets and highways within or abutting this land division to the satisfaction of this Department.
- The centerlines of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from a 60-foot to a 58-foot right-of-way.
- The minimum centerline radius is 350 feet on all local streets with 40 feet between curbs (or 64 feet of right of way) and on all the streets where grades exceed 10%. Provide minimum 350 feet centerline radius on "I" St. in the vicinity of Lot 120.
- The minimum centerline radius on a local street with an intersecting street on the concave side should comply with design speeds per Road/Sewer/Water Sections's "Requirements for Street Plans " and sight distances per the current AASHTO.
- Design local streets to have minimum centerline curve radii which will provide centerline curves of 100 feet minimum length. Reversing curves need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet. The length of curve outside of the BCR is used to satisfy the 100-foot minimum requirement.
- Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highway).
- The central angles of the right-of-way radius returns shall not differ by more than 10 degrees on local streets.
- Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with General Plan Highways, and 27 feet where all General Plan Highways intersect, or to the satisfaction of this Department.

- Dedicate right-of-way 50 feet from centerline on Copper Hill Dr. per P-map 246. If needed, provide additional right of way along property frontages including offsite right of way/easement for transitions on Copper Hill Dr. to construct traffic mitigation measures to the satisfaction of this Department.
- Dedicate right-of-way 40 feet from centerline on San Francisquito Canyon Rd. (the northerly extension of McBean Pkwy. north of Copper Hill Dr.) per P-map 253.
- Dedicate right of way 90 to 84 feet on "A" St. from Copper Hill Dr. to the vicinity north of "H" Ln , and on "B" St. from Copper Hill Dr. to the vicinity north of "M" St. to the satisfaction of this Department.
- Dedicate right of way 32 feet from centerline plus transitions from 84 feet to 64 feet on "A" St. north of "H" Ln., and on "B" St. north of "M" St. to the satisfaction of this Department.
- Dedicate right-of-way 32 feet from centerline on "GG" St., "LL" St. from "A" St. to the northerly tract boundary, "E" Ln. except the cul-de-sac, and "F" Ln. from "E" Ln. to the westerly tract boundary.
- The extended length on "R" St. and "W" St. cul-de-sacs must be approved by the Department of Regional Planning.
- Dedicate 64 feet of right of way on the tap street off "B" St. in the vicinity Lot 680 (southwesterly tract boundary) to the satisfaction of this Department. This tap street must be compatible with Tract 52455.
- Dedicate right-of-way on the remaining streets as shown on the map.
- Provide and install street name signs prior to occupancy of building(s).
- Prior to final map approval, the subdivider shall enter into an agreement with a County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of this Department.

- Construct a slough wall outside the street right-of-way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right-of-way.
- Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
- All utility lines shall be underground to the satisfaction of the Department of Public Works per Section 21.24.400 of Title 21 of the Los Angeles County Code. Please contact Construction Division at (818) 458-3141 for new location of any above ground utility structure in parkway.
- Offsite improvements are tentatively required. It shall be the sole responsibility of the developer to acquire the necessary right-of-way and/or easements.
- Dedicate the right to restrict vehicular access on Copper Hill Dr. and San Francisquito Canyon Rd. to Lots 702 and 703.
- Dedicate vehicular access rights on San Francisquito Canyon Rd. (except to Lots 702 and 703), and on "A" St. (south of "H" Ln.) and "B" St. to all single family lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
- Postal delivery receptacles shall be located behind the sidewalk and installed in groups to serve two or more residential units.
- Install concrete pole street lights with underground wiring on Copper Hill Dr., San Francisquito Canyon Rd., and all interior streets serving the subdivision to the satisfaction of this Department. Please contact Street Lighting Section at (626) 458-5926.
- Construct inverted shoulder pavement 16 feet (lane width) and 4 feet (shoulder width) with concrete flowlines and transition pavement (from 84 to 64 feet right of way) on "A" St. north of "H" Ln. in Planning Areas B and C to the satisfaction of this Department.

- Construct inverted shoulder pavement 16 feet (lane width) and 4 feet (shoulder width) with concrete flowlines on "A" St., "C" Ln. west of Lot 1714, "E" Ln., "F" Ln., "H" Ln., "J" Ln., "C" Dr., "D" Dr. and "G" Dr. in Planning Areas B and C as shown on the tentative map to the satisfaction of this Department.
- Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flowlines on all remaining streets in Planning Areas B and C to the satisfaction of this Department.
- Construct curb, gutter, base, pavement, and sidewalks on Copper Hill Dr., San Francisquito Canyon Rd. and all streets in Planning Area A, including the tap street off "B" St. in the vicinity Lot 680 (southwesterly tract boundary) to the satisfaction of this Department.
- Construct drainage improvements and offer easements needed for street drainage or slopes.
- Plant street trees on Copper Hill Dr., San Francisquito Canyon Rd. and all streets constructed with curb and gutter.
- Construct sidewalks on all highways and all streets in Planning Area A within the road right of way to the satisfaction of this Department. Sidewalks to be constructed in the paseo area must be approved by this Department prior to final map approval.
- The improvements on San Francisquito Canyon Rd. shall be constructed to the satisfaction of this Department. Any request to pay cash in lieu of constructing improvements on San Francisquito Canyon Road must be approved by this Department prior to final map approval.
- Dedicate right of way and construct full street improvements (curb, gutter, base, pavement, sidewalk, street lights and street trees) on "LL" St. from "A" St. to the northerly tract boundary to the satisfaction of this Department.
- Dedicate right of way and construct full street improvements with inverted shoulder pavement on "F" Ln. from "E" Ln. to the westerly tract boundary, and on "J" Ln. from "A" St. to the easterly tract boundary to the satisfaction of this Department.

- Provide full offsite right-of-way or easement and construct full offsite improvements on "B" St. joining Copper Hill Dr. to the satisfaction of this Department.
- Construct a full width bridge on "HH" St. to the satisfaction of this Department. The reduced bridge width on "HH" St. is not approved at this time. Please contact Mr. Aki Yonemitsu of our Design Division at (626) 458-7867 for additional information.
- Provide minimum 45 mph design speed on "A" St. between Copper Hill Drive and "H" Ln., and on "B" St. between Copper Hill Drive and "C" Ln. (adjust centerline radius as needed.)
- Provide sight distance for 25 mph on "Q" St. from "R" St., on "U" St. from "V" St. Line of sight shall be within right of way or airspace easement be dedicated to the satisfaction of this Department. Additional grading may be required.
- Provide sight distance for 30 mph on "N" St. from "O" St., on "X" St. from "BB" St. Line of sight shall be within right of way or airspace easement be dedicated to the satisfaction of this Department. Additional grading may be required.
- Provide sight distance for 40 mph on "A" St. from "H" Dr., "B" St. from "I" St. (northerly intersection) and "DD" St., on "C" St. from "JJ" St., on "I" St. from "L" St., on "FF" St., from "JJ" St. and "KK" St., on "HH" St. from driveway to Lot 1712, on "LL" St. from Lots 674 and 696, on "C" Ln. from "H" Ln., on "C" Dr. from "F" Dr., and on "D" Dr. from "F" Dr. and "G" Dr. Line of sight shall be within right of way or airspace easement be dedicated to the satisfaction of this Department. Additional grading may be required.
- Provide sight distance for 45 mph on "B" St. from "I" St. (southerly intersection). Line of sight shall be within right of way or airspace easement be dedicated to the satisfaction of this Department. Additional grading may be required.
- Provide sight distance for 60 mph on Copper Hill Dr. from driveways to Lot 669. Line of sight shall be within right of way or airspace easement be dedicated to the satisfaction of this Department. Additional grading may be required.

- Determine elevations for the Copper Hill Drive Bridge over San Francisquito Creek and for Copper Hill Drive within Tract 51644 and provide slope easements for the bridge approach to the satisfaction of this Department.
- Permission is granted for street grades up to 12.5 % on "C" Ln. in the vicinity of Lot 858 to the satisfaction of this Department.
- As shown on the tentative map, provide easement in the vicinity of Lots 830 through 832 for possible future street connection to "J" Ln. from adjoining properties to the satisfaction of this Department.
- A deposit is required to review documents and plans for final map clearance.
- Prior to final approval, enter into a written agreement with the County of Los Angeles, whereby the subdivider agrees to issue a letter of credit to fully guarantee the payment of fee for the proposed Valencia Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of recordation. The current fee is \$3,000 per factored unit and is subject to change.
- Copper Hill Drive from McBean Parkway to Newhall Ranch Road with two lanes in each direction plus any necessary turn lanes (including a bridge over San Francisquito Canyon Creek) must be in place prior to recordation of the first unit map.
- Copper Hill Drive from McBean Parkway to Newhall Ranch Road constructed full width (including a bridge over San Francisquito Canyon Creek) prior to recordation of unit map containing the 1110th residential unit.
- At recordation, contribute \$5,000 per unit for regional transportation needs in the area as determined by the Director of Public Works.

- To allow for the construction of future connections from adjacent properties, dedicate slope easements in the vicinity of tract boundaries where tap streets terminate to the satisfaction of the Department of Public Works.
- At the final design of "J" Ln., the centerline alignment in the vicinity of Lot 834 may be shifted southerly and the street grades may be modified to the satisfaction of the Department of Public Works for the construction of a future connection from adjacent properties.
- At the time a unit final map records over Lot 680, construct full street improvements on the tap street (shown as a future street traversing Lot 680 on the tentative map) from "B" Street both on-site to the property line, and off-site within the right of way reserved in Tentative Tract 52455 to tie into the street system within that subdivision to the satisfaction of the Department of Public Works. If a final map reserving the future street right of way on the tap street has not recorded within Tentative Tract 52455, the applicant shall pay an in-lieu fee determined by the Department of Public Works to be sufficient to cover the cost of the off-site construction. The requirements to show the street on the final map and to construct the street both on-site and off-site are eliminated in the event that Tentative Tract 52455 is not approved reserving the right of way for the tap street.
- Comply with the traffic mitigation measures as indicated on the attached memorandum dated October 1, 1998 from our Traffic and Lighting Division to the satisfaction of the Department of Public Works. If a Bridge and Thoroughfare District is formed, and if signals identified in the study are included as facilities specifically identified for inclusion in that approved District, then the amount and eligibility for a credit against your District obligation may be given if approved by the Department of Public Works.

-HW/for

Name Randine M. Ruiz Phone (626)458-4915 Date Rev. 04-22-99

October 1, 1998

TO: John Kelly
Building & Safety/Land Development Division

Attention Ron Ondrozeck

FROM: K. E. Weary 
Traffic and Lighting Division

**TRAFFIC IMPACT STUDY (AUGUST 7, 1998)
TESORO DEL VALLE
SANTA CLARITA AREA**

We have reviewed the August 7, 1998, revised Traffic Impact Study submitted by Darnell and Associates, Incorporated, the Traffic Consultant for the subject project.

The proposed project is generally located north of the future extension of Copper Hill Drive and west of San Francisquito Canyon Road. The proposed project is comprised of the following:

Phase I (1998-2001)

Five hundred and ninety-six single-family residential dwelling units, 159 townhomes, a 27.2-acre sports park, and 354 apartment dwelling units.

Phase I is expected to generate approximately 10,614 vehicle trips daily, 762 and 1,049 vehicle trips during the a.m. and p.m. peak hours, respectively.

Phase II (2001-2003)

Sixty-two single-family residential dwelling units, 380 apartment units, a 12-court racquet club, and one estate.

Phase II is expected to generate approximately 3,576 additional vehicle trips daily, 259 and 350 vehicle trips during the a.m. and p.m. peak hours, respectively.

Phase III (2003-2005)

Two hundred thirty-nine single-family residential units, 40,000 square feet of gross leasable space of commercial use, and a 776-student elementary school.

Phase III is expected to generate approximately 6,794 additional vehicle trips daily, 496 and 796 vehicle trips during the a.m. and p.m. peak hours, respectively.

The project, Phases I, II, and III, at its projected build out Year 2005, is estimated to generate approximately 20,984 vehicle trips daily, 1,517 and 2,195 vehicle trips during the a.m. and p.m. peak hours, respectively.

The traffic study is based on the joint County of Los Angeles/City of Santa Clarita Valley Consolidated Transportation Model. Two roadway networks were assumed for this three-phase development.

Short-Term Analysis (Phase I)

This scenario represents the land use and associated transportation circulation network to be in place by the Phase I build out year. It assumes the new connection of Copper Hill Drive from McBean Parkway to Newhall Ranch Road (Rye Canyon Road northerly terminus) including the bridge over the San Francisquito Canyon River as a two-lane roadway.

Interim Year Analysis (Phases II and III)

This scenario represents the land use and associated transportation circulation network assumed to be in place by the project build out year. It assumes the areawide land use build out and roadways and intersections to General Circulation Plan configurations.

We recommend the following to be the mitigation requirement of the project:

Phase I

We recommend withholding the issuance of building permits for Phase I until the following road improvement is in place as it is assumed to be in place in the Phase I analysis.

- Copper Hill Drive from McBean Parkway to Newhall Ranch Road (Rye Canyon northerly terminus) as a two-lane roadway including a bridge over San Francisquito Canyon Creek.

The traffic generated by Phase I of the project alone will significantly impact the following County and/or County/City of Santa Clarita intersections. The following mitigation measures are recommended to mitigate these impacted intersections to an acceptable, or at a minimum to preproject conditions:

The Old Road at Rye Canyon Road

North Approach: One left-turn lane and two through lanes (same as existing).

East Approach: Two left-turn lanes and two right-turn lanes (add second right-turn lane).

South Approach: Two through lanes and two free flowing right-turn lanes (add second through lane).

Modify traffic signals.

McBean Parkway at Decoro Drive

North Approach: One left-turn lane and three through lanes (add third through lane).

East Approach: One left-turn lane and one shared left/right-turn lane (same as existing).

South Approach: Two through lanes and two right-turn lanes (add second right-turn lane).

Modify traffic signals.

McBean Parkway at Newhall Ranch Road

North Approach: Two left-turn lanes, three through lanes, and one right-turn lane (same as existing).

East Approach: Two left-turn lanes, three through lanes, and one right-turn lane (same as existing).

South Approach: Two left-turn lanes, three through lanes, and two right-turn lanes (same as existing).

West Approach: Two left-turn lanes, four through lanes, and a free flowing right-turn lane (add fourth through lane and convert exclusive right-turn lane to a free flow right-turn lane).

Modify traffic signals.

Copper Hill Drive at McBean Parkway

East Approach: One left-turn lane and two through lanes (add through lane and convert left-turn lane to through lane).

South Approach: Two left-turn lanes and two right-turn lanes (add two left-turn lanes).

West Approach (new): Two through lanes and one right-turn lane.

Install Signals.

Copper Hill Drive at "B" Street (new intersection with project's west access)

North Approach: Two left-turn lanes and one right-turn lane.

East Approach: One through lane and one right-turn lane.

West Approach: One left-turn lane and one through lane.

Install Signals.

Copper Hill Drive at "A" Street (new intersection with project's east access)

North Approach: One left-turn lane and one right-turn lane.

East Approach: One through lane and one right-turn lane.

West Approach: One left-turn lane and one through lane.

Install Signals.

San Francisquito Canyon Road at "HH" Street (new intersection with projects access)

North Approach: One through lane and one right-turn lane.

South Approach: One left-turn lane and one through lane.

West Approach: One left-turn lane and one right-turn lane.

Detailed signal and striping plans for the above Phase I improvements should be prepared and submitted to this Department for review and approval.

In addition, the traffic generated by Phase I of the project warrants the installation of traffic signals at the following intersections. The project should pay the entire cost to install the signals. The signals should only be installed when actual traffic conditions meet warrants.

- Seco Canyon Road and Copper Hill Drive
- The Old Road at I-5 Southbound Ramps (north of Rye Canyon Road)
- I-5 Southbound Ramps and Valencia Boulevard

The following County and/or County/City of Santa Clarita intersections will be significantly impacted by the Short-Term (Phase I) cumulative traffic generated by the project and other related projects. The project should pay its fair share of the cost for the following improvements needed in addition to the Phase I Stand alone mitigation. The developer should submit his/her fair share estimates to this Department for review and approval.

- Improve Copper Hill Drive from McBean Parkway to Newhall Ranch Road (Rye Canyon Road northerly terminus) to four lanes (two in each direction) including the cost to construct a four-lane bridge over the San Francisquito Canyon River.

Copper Hill Drive at Newhall Ranch Road (new)

North Approach: One left-turn lane and two through lanes.

East Approach: Two left-turn lanes and one free-flow right-turn lane.

South Approach: Three through lanes and one right-turn lane.

Install Signals.

Copper Hill Drive and "B" Street (project's west access)

North Approach: Two left-turn lanes and one right-turn lane (same as Phase I stand alone mitigation).

East Approach: Two through lanes and one right-turn lane (add second through lane).

West Approach: One left-turn lane and two through lanes (add second through lane).

Modify traffic signals.

Copper Hill Drive and "A" Street (project's east access)

North Approach: One left-turn lane and two right-turn lanes (add second right-turn lane).

East Approach: Two through lanes and one right-turn lane (add second through lane).

West Approach: Two left-turn lanes and two through lanes (add second left-turn lane and second through lane).

Modify traffic signals.

McBean Parkway and Copper Hill Drive

North Approach (new): One left-turn lane, two through lanes, and one right-turn lane.

East Approach: One left-turn lane, one through lane, and one shared through/right-turn lane (convert second through lane to shared through/right-turn lane).

South Approach: Two left-turn lanes, one through lane, and one right-turn lane (convert one right-turn lane to through lane).

West Approach: One left-turn lane, two through lanes, and one right-turn lane (add one left-turn lane).

Modify traffic signals.

I-5 Southbound Ramps at Magic Mountain Parkway

This intersection will remain significantly impacted. There appears to be no feasible mitigation due to right of way constraints. A Project Study Report (PSR) is being conducted for a major improvement to the interchange. The project should participate in the funding of this study and improvement as its mitigation.

Phase II

We recommend withholding the issuance of any building permits for Phase II until the following improvements are in place as they have been assumed to be in place in the interim year analysis or another traffic study with a different assumed network or other mitigation measures to mitigate the impact in question satisfactorily to this Department is submitted.

- Newhall Ranch Road from Copper Hill Drive to I-5 with a two-lane roadway.

The traffic generated by Phase II of the project alone will significantly impact the following County and/or County/City of Santa Clarita intersections. The following mitigation measures are recommended to mitigate the impacted intersections to an acceptable, or, at a minimum, to preproject operating conditions:

The Old Road at Rye Canyon Road

North Approach: Two left-turn lanes and two through lanes (add second left-turn lane to Phase I stand alone mitigation).

East Approach: Two left-turn lanes and two right-turn lanes (same as Phase I stand alone mitigation).

South Approach: Two through lanes and two free-flowing right-turn lanes (same as Phase I stand alone mitigation).

Modify traffic signals.

McBean Parkway and Newhall Ranch Road

North Approach: Two left-turn lanes, three through lanes, and one right-turn lane (same as existing).

East Approach: Two left-turn lanes, four through lanes, and one right-turn lane (add fourth through lane to Phase I stand alone mitigation).

South Approach: Two left-turn lanes, four through lanes, and two right-turn lanes (add fourth through lane to Phase I stand alone mitigation).

West Approach: Two left-turn lanes, four through lanes, and one free-flowing right-turn lane (same as Phase I stand alone mitigation).

Modify traffic signals.

I-5 Southbound Ramps at Magic Mountain Parkway

The proposed mitigation of adding a second westbound left-turn lane does not appear to be feasible. This intersection will remain significantly impacted due to right of way constraints. A PSR is being conducted for a major improvement to the interchange. The project should participate in the funding of this study and improvement as its mitigation.

Copper Hill Drive and "B" Street (project's west access)

North Approach: Two left-turn lanes and one right-turn lane (same as Phase I stand alone mitigation).

East Approach: One through lane and one right-turn lane (same as Phase I stand alone mitigation).

West Approach: One left-turn lane and two through lanes (add second through lane to Phase I stand alone mitigation).

Modify traffic signals.

Detailed striping plans for the above Phase II improvements should be prepared and submitted to this Department for review and approval.

In addition, the following County and/or County/City of Santa Clarita intersections will be significantly impacted by the Interim Year (Phases II and III) cumulative traffic generated by the project and other related projects. The project should pay its fair share (Phase II) of the cost for the following improvements needed in addition to the Phase II stand alone mitigations. The developer should submit its fair share estimates to this Department for review and approval.

- Improve Copper Hill Drive from McBean Parkway to Newhall Ranch Road (Rye Canyon Road northerly terminus) to four lanes (two in each direction) including the cost to construct a four-lane bridge over the San Francisquito Canyon River.

Copper Hill Drive at Newhall Ranch Road

North Approach: Two left-turn lanes, four through lanes, and two right-turn lanes (add second left-turn lane, two through lanes, and two right-turn lanes to Phase I cumulative mitigation).

East Approach: Two left-turn lanes, three through lanes, and one free-flow right-turn lane (add three through lanes to Phase I cumulative mitigation).

South Approach: Two left-turn lanes, four through lanes, and two right-turn lanes (add two left-turn lanes, fourth through lane, and second right-turn lane to Phase I cumulative mitigation).

West Approach (new): Two left-turn lanes, three through lanes, and one right-turn lane.

Modify traffic signals.

Copper Hill Drive at "B" Street (project's west access)

North Approach: One left-turn lane and two right-turn lanes (convert one left-turn lane to right-turn lane to Phase I cumulative mitigation).

East Approach: Three through lanes and one right-turn lane (add third through lane to Phase I cumulative mitigation).

West Approach: Two left-turn lanes and three through lanes (add second left-turn lane and third through lane to Phase I cumulative mitigation).

Modify traffic signals.

Copper Hill Drive at "A" Street (project's east access)

North Approach: One left-turn lane, one shared through/right-turn lane, and one right-turn lane (convert one right-turn lane to shared through/right-turn lane to Phase I cumulative mitigation).

East Approach: One left-turn lane, two through lanes, and one shared through/right-turn lane (add one left-turn lane and convert right-turn lane to shared/through right-turn lane to Phase I cumulative mitigation).

South Approach (new): One left-turn lane and one shared through/right-turn lane.

West Approach: Two left-turn lanes, two through lanes, and one shared through/right-turn lane (add one shared through/right-turn lane to Phase I cumulative mitigation).

Modify traffic signals.

McBean Parkway at Copper Hill Drive

North Approach: One left-turn lane, two through lane, and one right-turn lane (same as Phase I cumulative mitigation).

East Approach: Two left-turn lanes, two through lanes, and one shared through/right-turn lane (add second left-turn lane second exclusive through lane to Phase I cumulative mitigation).

South Approach: Two left-turn lanes, two through lanes, and one right-turn lane (add second through lane to Phase I cumulative mitigation).

West Approach: One left-turn lane, two through lanes, and one shared through/right-turn lane (convert right-turn lane to shared through/right-turn lane to Phase I cumulative mitigation).

Modify traffic signals.

McBean Parkway and Decoro Drive

North Approach: Two left-turn lanes and three through lanes (add a second left-turn lane to Phase I stand alone mitigation).

East Approach: Two left-turn lanes and one right-turn lane (convert shared left/right-turn lane to a left-turn lane and a right-turn lane by adding a lane to Phase I stand alone mitigation).

South Approach: Four through lanes and one right-turn lane (add one through lane and convert one right-turn lane to through lane to Phase I stand alone mitigation).

Modify traffic signals.

I-5 Southbound Ramps and Valencia Boulevard

North Approach: One left-turn lane and one right-turn lane (same as existing).

East Approach: Two through lanes and one free-flowing right-turn lane (add second through lane to existing).

West Approach: One left-turn lane and two through lanes (add second through lane to existing).

Modify traffic signals.

I-5 Southbound Ramps and Magic Mountain Parkway
The Old Road and Magic Mountain Parkway

These intersections will remain significantly impacted. There appears to be no other feasible mitigation. A PSR is being conducted for a major improvement to the interchange. The project should participate in the funding of this study and improvements as its mitigation.

Phase III

The traffic generated by Phase III of the project alone will significantly impact the following County and/or County/City of Santa Clarita intersections. The following mitigation measures are recommended to mitigate these impacted intersections to an acceptable, or, at a minimum to preproject operating conditions:

McBean Parkway at Decoro Drive

North Approach: One left-turn lane and three through lanes (same as Phase I stand alone mitigation).

East Approach: One left-turn lane and one shared left/right-turn lane (same as existing).

South Approach: Three through lanes and two right-turn lanes (convert one right-turn lane to through lane to Phase I stand alone mitigation).

Modify traffic signals.

Copper Hill Drive and "B" Street (project's west access)

North Approach: Two left-turn lanes and one right-turn lane (same as Phase I stand alone mitigation).

East Approach: Two through lanes and one right-turn lane (add second through lane to Phase I stand alone mitigation).

West Approach: One left-turn lane and two through lanes (same as Phase II stand alone mitigation).

Modify traffic signals.

Copper Hill Drive and "A" Street (project's east access)

North Approach: One left-turn lane, one through lane, and one right-turn lane (add one through lane to Phase I stand alone mitigation).

East Approach: One left-turn lane, one through lane, and one right-turn lane (add one left-turn lane to Phase I stand alone mitigation).

South Approach (new): One left-turn lane, one through lane, and one right-turn lane.

West Approach: One left-turn lane, one through lane, and one right-turn lane (add one right-turn lane to Phase I stand alone mitigation).

Modify traffic signals.

I-5 Southbound Ramps at Magic Mountain Parkway

There appears to be no feasible mitigation due to right of way constraints. A PSR is being conducted for a major improvement to the interchange. The project could participate in the funding of this study and improvement as its mitigation.

Detailed signal and striping plans for the above Phase III improvements should be prepared and submitted to this Department for review and approval.

In addition, the following County and/or County/City of Santa Clarita intersections will be significantly impacted by the Interim Year (Phases II and III) cumulative traffic generated by the project and other related projects. The project should pay Phase III share of the cost for the cumulative improvements listed under Phase II (on pages 9 through 12). The developer should submit its fair share estimates to this Department for review and approval.

John Kelly
October 1, 1998
Page 14

General Plan Amendment

The current General Plan allows up to 1,109 dwelling units to be developed on the project site. The proposed development of 682 additional dwelling units under Phases II and III is a General Plan Amendment. The General Plan amendment requirements contained in the March 5, 1998, letter (copy attached) to John Evans from this Department are valid and applicable.

We recommend that the State of California Department of Transportation and the City of Santa Clarita review the subject traffic study and this document for significant impacts/mitigations within their jurisdictions.

If you have any questions, please contact James Chon of our Traffic Studies Section at Extension 5908.

GS:lg
T-2/TESORO

Attach.

cc: Brian T. Sasaki



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 5, 1998

IN REPLY PLEASE
REFER TO FILE:

B-10

Mr. John Evans
3600 Birch Street, Suite 100
Newport Beach, CA 92660

Dear Mr. Evans:

TESORO DEL VALLE

As discussed, the following is our recommended additional road conditions for the Tesoro del Valle project which address traffic impacts generated by your requested General Plan Amendment:

- Copper Hill Drive from McBean Parkway to Newhall Ranch Road with two lanes in each direction plus any necessary turn lanes (including a bridge over San Francisquito Canyon Creek) to be in place prior to recordation of first unit map.
- Copper Hill Drive from McBean Parkway to Newhall Ranch Road constructed full width (including a bridge over San Francisquito Canyon Creek) prior to recordation of unit map containing the 1110th residential unit.
- Participate in the Valencia Bridge and Thoroughfare District. Fees are due prior to recordation. Credit will be given for qualifying improvements.
- At recordation, contribute \$5,000 per unit for regional transportation needs in the area as determined by the Director of Public Works.

Please respond by March 13, 1998. If you have any questions, contact Ms. Randine Ruiz, of our Subdivision Mapping Section, at (626) 458-4902.

Very truly yours,

HARRY W. STONE
Director of Public Works


RONALD J. ORNEE
Deputy Director

RMR:ca/tesorgpa

cc: Supervisor Michael D. Antonovich
City of Santa Clarita
Department of Regional Planning

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

- The distances from all sewage disposal components to the proposed lot lines must be shown. If any such sewage disposal component is not on the same lot as the building it serves, or if it does not meet the horizontal clearance requirement of the Plumbing Code (Table 11-1), the proposed lot/parcel line shall be relocated to so provide, or a replacement sewage disposal system complying with Plumbing Code requirements shall be provided prior to division of land.
- 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 this Department.
- The subdivider shall submit an area study to this Department to determine capacity is available in the sewerage system to be used as the outlet for the sewers in this land division. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of this Department.
- The subdivider shall send a print of the land division map to the County Sanitation District, with a request for annexation. Such annexation must be assured in writing.
- Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
- Offsite improvements are tentatively required.
- Easements are tentatively required, subject to review by this Department to determine the final locations and requirements.
- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.
- Comments/Additional Requirements:

The proposed use of private septic systems on Lots 702, 703, and 962 must be approved by the Health Department.

HW/for

Name Randine M. Ruiz

Phone (626) 458-4915

Date 06-29-98

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

- A water system with appurtenant facilities to serve all lots/buildings in the land division must be provided. The system shall include fire hydrants of the type and location as determined by the Forester and Fire Warden. The water mains shall be sized to accommodate the total domestic and fire flows.
- There shall be filed with this Department 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 lot/building.
- Offsite improvements are tentatively required.
- Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of this Department.
- Submit landscape and irrigation plans for each lot in the land division, with landscape area greater than 2500 square feet, in accordance with the recently adopted Water Efficient Landscape Ordinance.
- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

-HW/for

Name Randine M. Ruiz Phone (626) 458-4915 Date 06-29-98

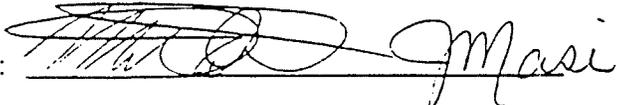
COUNTY OF LOS ANGELES FIRE DEPARTMENT
CONDITIONS OF APPROVAL FOR SUBDIVISIONS-UNINCORPORATED

4.23.98

TRACT/PARCEL MAP NO. 51844 TENTATIVE MAP DATE ~~09-18-96~~ VICINITY NEWHALL NORTH

- This property is located within the areas described by the Fire Department as Fire Zone 4 and future construction must comply with applicable code requirements.
- Brush clearance shall comply with the County of Los Angeles Fire Code Sec. 11.701 - 11.729.
- Provide water mains, fire hydrants and fire flow as required by the Fire Department for all land shown on the map to be recorded.
- All required fire hydrants shall be installed, tested and accepted, or bonded for prior to final map approval. Vehicular access must be provided and maintained serviceable throughout construction.
- If the installation of a fire hydrant is required where grading of natural slopes about the hydrant, a retaining wall shall be constructed to ensure adequate access to the hydrant.
- Access shall comply with Sec. 10.203 - 10.206 of the County of Los Angeles Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any portion of a structure to be built.
- Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map, dimensions clearly depicted. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.
- Private driveways shall be indicated on the final map as "Private Drive & Fire Lane" and shall be maintained in accordance with the County of Los Angeles Fire Code.
- Provide Fire Department and City approved street signs, building address numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The Fire Department is prohibited by the Title 21 from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this subdivision as presently zoned and submitted.
- There are no additional fire hydrants or fire flows required for this division of land. Requirements for fire flows and access will be determined at the time of building permit issuance.
- The Fire Department has no additional requirements for this division of land.

Comments: See additional pages

BY:  Masi 5/18/98 DATE: ~~12/17/96~~

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PROTECTION CONDITIONS - UNINCORPORATED AREAS

4.23.98

SUBDIVISION # 57644
REVISED REPORT _____

TENTATIVE MAP DATE 7/15/98

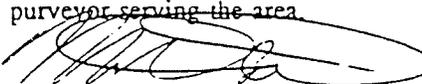
FIRE FLOW

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at time of building permit issuance.
- Hydrants and fire flow are adequate to meet current Fire Department requirements.
- The required fire flow for public fire hydrants at this location is ^{up to 5000} _____ gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required on-site fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows: *Placed after tentative approval*
Install _____ public fire hydrant(s). Upgrade _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' from a structure or protected by a two (2) hour fire wall.
- Location: As per map on file with this office.
- Other location: _____
- All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
- Additional on-site hydrants may be required during the building permit process.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements.

SUBMIT COMPLETED (ORIGINAL ONLY) FIRE FLOW AVAILABILITY FORM TO THIS OFFICE FOR REVIEW.

COMMENTS: _____

All hydrants shall be installed in conformance with Title 20, L.A. County Government Code or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

BY: 

Mase 5/18/98
DATE: 7/17/98

**COUNTY OF LOS ANGELES FIRE DEPARTMENT
CONDITIONS OF APPROVAL FOR SUBDIVISIONS-UNINCORPORATED**

Tract/Parcel# 51644

4.23.98
Tentative Map Date 09 / 10 / 98

Single Family Dwelling Areas

- All streets shall provide a minimum of 36 feet of paved width. Paved width is measured curb to curb driveable space and is clear to sky and unobstructed. Cul-de-sacs may have a minimum of 34 feet of paved width.
- Cul-de-sacs should not exceed 700 feet in length and shall have an approved fire department turnaround at the end. If a cul-de-sac exceeds 700 feet in length, it shall be provided with 36 feet of paved width and shall not exceed 1000 feet in length, no exceptions.
- Streets should not be longer than 2000 feet in length between intersections. If a street is more than 2000 feet in length between intersections, it shall be provided with an approved fire department turnaround half way between the intersections.

All Areas

- There shall be no access to any structure less than 26 feet. The only exception to this is 15 feet may be allowed to a single residence, 20 feet to two residences and 24 feet to three or four residences. These driveways shall not exceed 150 feet in length.
- Twenty foot access shall be maintained to all fire department motorways.
- Access shall be shown for all flag type lots, common driveways, lots deeper than 150 feet, and driveways with grades greater than 8%. The first three shall be shown on the final map as "Private Drive & Fire Lane" with the widths clearly depicted.
- If more than 2 housing units are served, 24 feet of access shall be provided where common. If more than five units are served they shall be provided with a full width street.
- If project is to be gated, gates shall be fitted with an approved limited access device. The minimum width shall be 20 feet of ingress and 20 feet of egress measured with the gates open, and shall take into account all hardware. Gates shall comply with Regulation #5. In no circumstance shall a gate be installed that might in any way impede the loop system within this tract.
- All tap (stub) streets are required, providing future access to and from this subdivision. They shall be shown on the tentative map as future streets with the easements running to the subdivision boundary line.
- A "fuel modification plan" shall be developed and submitted to this office and Forestry for review prior to any approval of any final map. This plan shall be recorded in the Homeowner's C. C. & R.'s, and shall include a plan for the continued maintenance of such, as agreed upon.
- Provide a fire station site located in planning area "B" as agreed upon.
- Submit a water system plan as agreed upon.

COUNTY OF LOS ANGELES FIRE DEPARTMENT
CONDITIONS OF APPROVAL FOR SUBDIVISIONS-UNINCORPORATED

- All multi-family and commercial lots shall have a loop system of 30 feet designated as a "Fire Lane". For multi-family, all other access roads, other than main loop are to be 26 feet wide, with approved turnarounds at the end of any driveway longer than 300 feet. For commercial it shall be 28 feet in width unless building is less than 35 feet, then it can also be 26 feet wide. All access shall be extended to within 150 feet of all portions of all structures.
- There shall never be more than ¹⁵⁹150 units on a single means of access within this tract.
- Emergency access road to the north shall be maintained until that area is developed.
- Prior to any final map recordation an exhibit or new map, as determined by the Department of Regional Planning, shall be submitted and approved showing access to all buildings on lots 671-674, 714, 1714, and 1715, to be within 150 feet of all portions of the first floor exterior walls.

SECTION C

- All structures in planning section "C" shall have approved interior fire sprinkler systems.

BY: 

WATER/SUBDIVISION AND ACCESS UNIT

J. Masi 5/18/98

DATE: ~~10/17/96~~

(213) 890-4243



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	51644	DRP Map Date: 06/15/1998	SMC Date: 06/29/1998	Report Date: 06/23/1998
Park Planning Area #	36B	CASTAIC / VALVERDE		

Total Units - Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provides that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of the how the park obligation will be satisfied will be made by the Department of Parks and Recreation

Park land obligation in acres or in-lieu fees:

ACRES:	15.07
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:
 20.70 acres for private park purposes.
 The provision of amenities.
 Conditions of approval attached to report.

OK JHP
6/25/98

Trails:

See also attached Trail Report. SAN FRANCISQUITO RIVER TRAIL

For further information contact Pat Sobrepna, Department of Parks and Recreation, 433 South Vermont Avenue, Los Angeles, California, 90020, (213) 738-2986.

For information on Hiking and Equestrian Trail requirements contact Jim McCarthy, Trail Coordinator at (213) 738-2972.

By: *Pat Sobrepna*



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map #	51644	DRP Map Date: 06/15/1998	SMC Date: 06/29/1998	Report Date: 06/23/1998
Park Planning Area #	35B	CASTAIC / VALVERDE		

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Goal x (D)welling = (X) acres obligation

(X) acres obligation x AFMV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- D = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- AFMV/Acre = Average Fair Marketed Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.17	0.0030	897	8.53
M.F. < 5 Units	2.73	0.0030	159	1.30
M.F. >= 5 Units	2.38	0.0030	734	5.24
Mobile Units	2.55	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				15.07

Park Planning Area = 35B CASTAIC / VALVERDE

Goal	Acre Obligation	AFMV / Acre	In-Lieu Base Fee
@(0.0030)	15.07	\$122,000	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
666	Linear Park	13.20	50.00%	6.60	Private
671	Swim & Racquet Club	1.40	50.00%	0.70	Private
674	Clubhouse	2.00	50.00%	1.00	Private
714	Swim & Racquet Club	5.90	100.00%	5.90	Private
972	Park Area	6.50	100.00%	6.50	Private
Total Provided Acre Credit:				20.70	

Acre Obligation	Public Land Crdt	Priv. Land Crdt	Net Obligation	AFMV / Acre	In-Lieu Fee Due
15.07	0.00	20.70	-5.63	\$122,000	\$0

**Vesting Tentative Tract No. 51644
Conditions of Approval**

1. All land submitted to meet the park dedication requirement shown on the Park Obligation Report ("the Report") shall be private park land serving the residents of the subdivision and shall be privately developed, maintained, and operated.

2. Prior to the Department of Parks and Recreation's clearance of the subject tract map, Subdivider shall submit and obtain the Department's approval of a rough grading plan for each park site submitted to meet park dedication requirement indicated on the Report. Grading plans shall be shown at scale 1" = 40'-0" and shall indicate lot numbers and park acreage. Land counted toward meeting the park obligation shall have a slope not greater than three percent (3%). No credit will be given for any land encumbered by power line easements. Credit given for land encumbered by power line easement because no credit given for open space Area D which includes a soccer field.

SCM 06/29/98



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION



Rodney E. Cooper, Director

6/22/98

**NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS**

Map #: TR - 51644

Date on Map: June 15, 1998

Provide 12' easement for San Francisquito River Trail to the satisfaction of the Department of Parks and Recreations' Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the Tentative Parcel Map.

THE MAP IS DENIED, REVISED MAP REQUIRED.

SEE APPLICANT COPY OF MAP. (Trail not shown on lots 916, 917, 918 and 976.)

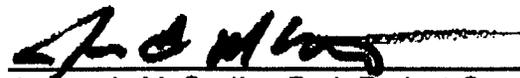
.....
The exact following language must be shown for trail dedications on the final map.

Title Page: We hereby dedicate to the County of Los Angeles a 12' easement for Riding and Hiking purposes for the Mint Canyon and Bouquet Canyon Trails.

Map Sheets: A 12' foot wide easement to the County of Los Angeles for Riding and Hiking purposes San Francisquito River Trail.

IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact James A. McCarthy, Park Project Coordinator at (213) 738-2972.


James A. McCarthy, Park Project Coordinator

LOS ANGELES COUNTY DEPARTMENT OF HEALTH SERVICES

TRACT NO. 51644) TENTATIVE MAP DA 6/15/98

VICINITY Bouquet Canyon

Approved on the condition that sanitary sewers be installed and used as the method of sewage disposal. *except for lots 702 & 703 which will be in PSD.*

The owner's statement indicates that domestic water will be supplied by Costa Mesa Water Agency & Valencia Water Company

The Los Angeles County Department of Health Services has no objection to the approval of Proposed Tract No. _____ on condition that the subdivider notify the State of California, Division of Real Estate that:

- a. Sanitary sewers are not available and the tract will be dependent upon the use of individual, private sewage disposal systems.
- b. The private sewage disposal systems will be installed in compliance with Los Angeles County Health Codes and Building and Safety Codes.
- c. If, because of future grading, or for any other reason, it is found that the requirements of the Plumbing Code cannot be met on certain lots, the Los Angeles County Department of Health Services will recommend that no building permit be issued for the construction of homes on such lots.
- d. The usage of the lots may be limited by the size and type of sewage systems that can legally be installed.
- e. The owner's statement indicates that domestic water will be supplied by _____

The Los Angeles County Department of Health Services has no objection to the approval of the tentative map of this tract. However, it must be understood that the method of sewage disposal has not yet been determined nor approved.

Until we have approved the method of sewage disposal, we shall be unable to approve the final tract map. *the 702 & 703 PSD*

We shall ask Department of Public Works to withhold occupancy of buildings within the tract until they have been connected to the sanitary sewer.

The owner's statement indicates that a sewage treatment plant will be constructed to serve Proposed Tract No. _____.

We have no objection to the approval of the tentative map; however, plans and specifications of the proposed treatment plant and disposal facilities must be submitted to legally interested governmental agencies for approval.

We shall be unable to approve the final map until we have evidence that these approvals have been given.

A legal entity shall be established to assume responsibility and authority to maintain jointly owned facilities in a clean and sanitary manner at all times.

Approval of the method of sewage disposal is contingent upon the approval by the California Regional Water Quality Control Board Los Angeles Region.

The subdivider shall obtain a permit and approval from the Los Angeles County Department of Health Services for the destruction or construction of any water well on this property. In the event the well is to be maintained for future use, the well shall be protected from flooding or contamination or such protection which the Health Officer determines to be adequate.

Comments: *Prior to final approval must submit ground water and circulation test data on lots 702 & 703; must also locate the C.O.D. system on lot 690 to show it does not cross lot*

BY: [Signature]
(213) 891-4446

DATE: 6/24/98