

The following report consisting of 9 pages are the recommendations of Public Works.

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

1. Record the final map to the satisfaction of Public Works or the City of Santa Clarita.
2. 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.
3. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
4. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
5. 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, Underground 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.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. 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.

8. If applicable, quitclaim or relocate easements running through proposed structures.
9. If applicable, place standard lease purpose only notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

*HCW*  
Prepared by Aissa Carrillo

Phone (626) 458-3126

Date Rev. 11-09-2016



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

TRACT MAP NO. 52455

(REVISED) TENTATIVE MAP DATED 10/19/2016  
EXHIBIT MAP 10/19/2016

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

1. A hydrology study must be submitted and approved to the satisfaction of the City of Santa Clarita and Los Angeles Department of Public Works prior to the filing of the final map. The study must conform with the originally approved VTTM 52455 Hydrology.
  - The hydrology report shall show the extent of drainage impacts and provide mitigation acceptable to the City and County. The analysis should address increases in runoff, any change in drainage patterns and debris producing areas to ensure the capacity of existing downstream Flood Control storm drain facilities are not impacted. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins will be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide drainage/grading covenant for any offsite work.

Reviewed by  Date 11/09/2016 Phone (626) 458-5915  
Michele Chimienti

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

Tentative Tract Map	52455-2	Tentative Map Dated	10/19/16 (Amended Exhibit)	Parent Tract	52455-01
Grading By Subdivider? [Y] (Y or N)	14,869 yd <sup>3</sup>	Location	Santa Clarita	APN	
Geologist	---	Subdivider	Copper Hill Partners LLC		
Soils Engineer	---	Engineer/Arch.	A & S Engineering		

Review of:

Geologic Report(s) Dated: \_\_\_\_\_  
 Soils Engineering Report(s) Dated: \_\_\_\_\_  
 Geotechnical Report(s) Dated: \_\_\_\_\_  
 References: R.T. Frankian, 10/6/06

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

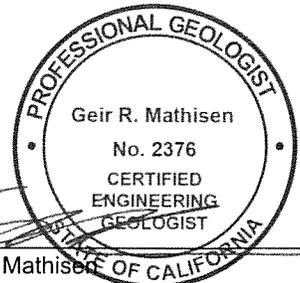
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by



Jeremy Wan  
Soils Section



Geir Mathisen  
Geology Section

Date 11/2/16

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

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

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

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

2. The BMP system currently proposed in the hydrology report is not necessarily approved and shall be subject to final engineering review. If the BMP system is found to not meet, satisfy, or conform to Public Works standards or requirements then the applicant is responsible for proposing alternate methods of satisfying the LID requirements. Alternate methods may cause alterations to the project substantial enough that the project may no longer be deemed substantially conforming with the original tentative map approval or conditions. If so, the applicant is responsible for processing any required amendments or revisions to the tentative map and any related engineering reports to attain substantial conformity.
3. Provide approval of:
  - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
  - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

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



Name Nazem Said Date 10-31-2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 52455\GP 52455\2016-10-20 TTR 52455 SUBMITTAL

We have no objections to the proposed changes as shown in the subject exhibit map for Tract No. 52455-01 (Lots 403, 404, 405 and a portion of lot 406). The following conditions are recommended for inclusion in the conditions of approval.

1. Our Traffic and Lighting Division reviewed the Technical Memorandum submitted by the applicant dated November 7, 2016 and they concur with the findings. The proposed land use is not expected to result in any new significant transportation impacts and the project is not required to construct any additional mitigation measures. They also concur with the proposed lane configurations for the project's site access at the intersection of Copper Hill Drive at Camino Del Arte Drive. The project shall submit detailed signing/stripping and traffic signal plans to Public Works for review and approval.
2. Bear the cost of any traffic signal installation, relocation, or modification and any necessary median work at the intersection of Copperhill Drive and Camino Del Arte Drive to the satisfaction of Public Works.
3. Construct new driveways along Copperhill Drive to the satisfaction of Public Works. Instead of a driveway apron on the north leg of Copperhill Drive and Camino Del Arte Drive, remove the existing curb ramp and provide standard curb returns, curb ramps and additional right of way for corner cut-off and signal purposes to the satisfaction of Public Works.
4. Plant or replace existing street trees if the existing trees are found not acceptable along the property frontage on Copperhill Drive to the satisfaction of Public Works.
5. Construct any required drainage devices such as catch basins, cross-gutters to the satisfaction of Public Works.
6. Execute a covenant for private maintenance of curb/parkway drains and landscaping; if any, to the satisfaction of Public Works.



Prepared by Patricia Constanza  
TR52455ra1 dated 2016-11-83

Phone (626) 458-4921

Date 11-08-2016

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

1. The sewer area study PC 11662AS is currently in plan check with Public Works. Upon review of the sewer area study if the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Outlet approval from the City of Santa Clarita is required.
3. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works. Installation and dedication of main line sewers may be necessary to meet the minimum 2 percent grade for the house laterals.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.
5. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.



Prepared by Bereket Tadele  
tr52455s-2-amended exhibit map-rev2.doc

Phone (626) 458-4921

Date 11-09-2016

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The will serve letter issued by Valencia Water Company will expire on October 24, 2018, it is the applicant's sole responsibility to renew the aforementioned in a timely manner (if necessary) prior to public hearing. Failure to do so may cause delays in project approval.

Prepared by Tony Khalkhali  
tr52455-2-w,amended-exhibit map-rev2.doc

Phone (626) 458-4921

Date 11-07-2016





October 24, 2016

Mr. Tony Khalkhali  
County of Los Angeles, Department of Public Works  
900 S. Fremont Ave.  
Alhambra, CA 91803

**Notice of Water Availability  
Tract 52455-1  
Developer: Copper Hill Partners**

Dear Mr. Khalkhali:

The Valencia Water Company (“Valencia”) has determined that water is available to serve the above-referenced project. Valencia agrees to operate the water system and provide service in accordance with the company’s Schedules and Rules. The determination of water availability shall remain valid for two years from the date of this letter. Unless construction of the project has commenced within this two year time frame, Valencia is under no obligation to serve the project unless the developer receives an updated letter from Valencia confirming water availability.

Valencia has determined that the existing facilities and the additional facilities to be installed by Valencia through developer funding of this project will be adequate to serve this project and each of the individual parcels under normal operating conditions. These facilities will provide a fire flow of 8,000 gallons per minute at 20-psi residual pressure for 4 hours as required by the Fire Department. Valencia’s obligation to serve water to the project is subject to compliance with all Valencia Water Company Tariff Schedules and Rules as well as all applicable laws and regulations concerning water service and supply.

Valencia requires that the project comply with the Company’s Best Management Practices regarding water conservation. This program identifies water saving techniques, methods, landscape designs and internal water use practices that will achieve the Company’s long term conservation goals described in its most current Santa Clarita Valley Urban Water Management Plan. Unless the project is constructed to Valencia’s conservation standards, Valencia is under no obligation to serve the project.

If you have any questions regarding the above, please call me at (661) 295-6512.

Sincerely,

Kenneth J. Petersen  
General Manager

cc: Cris Pérez, Vice President - Operations, Valencia Water Company