

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

1. An approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for comments and requirements.
2. Please see attached Grading review sheet (Comment 2) for comments and requirements.
3. An approved traffic impact analysis is required. Please see attached Road review sheet (Comment 1) for comments and requirements. The traffic impact analysis shall be submitted to our Traffic and Lighting division for review and approval. A review fee is also required.
4. Provide outlet approval from the City of Santa Clarita. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
5. An approved sewer area study is required. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
6. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water Review sheet (Comment 1) for comments and requirements.
7. A revised exhibit map is required to show the following additional items:
 - a. Revise the title block information to read "Amended Exhibit Map".
 - b. Provide the following title description as applicable:

"TENTATIVE TRACT NUMBER 52455-01 (LOTS 403, 404, 405 AND A
PORTION OF LOT 406)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
AMENDED EXHIBIT MAP"
 - c. If applicable show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated" or "to be abandoned". If easement to be abandoned, indicate the proposed timing of the abandonment. If there is no existing on-site public and private

easements, add the annotation “No existing on-site public and private easements” on the exhibit map. Revise the title block information to read “Amended Exhibit Map”.

- d. Provide benchmark information.
- e. Show proposed earthwork volume including cut, fill, import, export, as applicable and clearly show the limits of proposed grading.
- f. Provide stamp and signature of the Civil engineer/Land surveyor on the electronic version of the exhibit tentative map.
- g. Please see attached Grading review sheet (Comment 1) for comments and requirements.
- h. Please see attached Sewer review sheet (Comment 3) for comments and requirements.

HCW

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 10-19-2015

Tr52455-01-2La-Exh (Map Dated 9-22-2015).doc

http://planning.lacounty.gov/case/view/98008_tentative_tract_map_no_52455/



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

TRACT MAP NO. 52455-2

(REVISED) TENTATIVE MAP DATED 09/22/2015
EXHIBIT MAP NA

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

1. Submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of retention, and detention basins.
2. Comply with the Low Impact Development (LID) per County Code Section 12.84.460. The Low Impact Development Standards Manual can be found at <http://dpw.lacounty.gov/idd/web/>.

Reviewed by _____ Date 10/08/2015 Phone (626) 458-7130
David Esfandi

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

1. A revised exhibit map is required to show the following additional items:
 - a. Benchmark information.
 - b. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - c. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
 - d. Earthwork volume, including cut, fill, import, and export, as applicable.
 - e. Slope set back as required per grading ordinance (J108).
 - f. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
 - g. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
 - h. Indicate maintenance responsibilities for all drainage devices.
 - i. All existing and proposed grading and drainage patterns.
2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 9/30/2015 Phone (626) 458-4921

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

1. An approved traffic impact analysis is required due to potential significant impacts to County intersections in the area. The traffic impact analysis shall also include a queuing analysis for all drive-thru restaurants.

The traffic impact analysis shall be submitted directly to Traffic and Lighting division for their review. A review fee is also required.

PC

Prepared by Patricia Constanza
TR52455ra dated 2015-10-15

Phone (626) 458-4921

Date 10-15-2015

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

1. Prior to tentative map approval, provide outlet approval from the City of Santa Clarita.
2. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. 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. As part of the area study, obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. An updated exhibit map are required to show the following items:
 - a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number, and call out the proposed points of connection.
 - b. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.
 - c. Show proposed laterals for public sewer. Each building must be served by one lateral.
 - d. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.

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

1. Provide a "Will Serve Letter" 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 provide to each lot.

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

Phone (626) 458-4921

Date 10-15-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 52455-01-2 (Amend) AMENDED EXHIBIT MAP DATED 09-22-2015

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by Teni Mardirosian Phone (626) 458-4910 Date 10-19-2015
Tr52455-01-2La-Exh (Map Dated 9-22-2015).doc
http://planning.lacounty.gov/case/view/98008_tentative_tract_map_no_52455/

We have no objections to the proposed changes as shown in the subject amended exhibit map for Tract No. 52455. The following conditions are recommended for inclusion in the conditions of approval:

1. Comply with all other previously applicable approved conditions for Tract 52455-01 to the satisfaction of Public Works.
2. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Prepared by Teni Mardirosian

TM

Phone (626) 458-4918

Date 10-19-2015

Tr52455-01-2La-Exh (Map Dated 9-22-2015).doc

http://planning.lacounty.gov/case/view/98008_tentative_tract_map_no_52455/

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	9/22/15 (Exhibit A)	Parent Tract	52455-01
Grading By Subdivider? [] (Y or N)	--- yd ³	Location	Santa Clarita	APN	
Geologist	---	Subdivider	Copper Hills 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

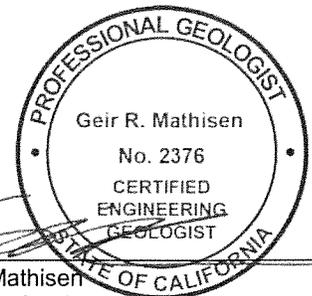
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- 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 10/13/15

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

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

Preliminary Conditions:

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. Comply with any mitigation measures identified in the attached _____ memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.
2. Bear the cost of any traffic signal installation, relocation, or modification at the intersection of Copperhill Drive and Camino Del Arte Drive to the satisfaction of Public Works.
3. The existing curb ramp at Copperhill Drive and Camino Del Arte Drive may require reconstruction and additional curb ramps may be required to the satisfaction of Public Works.
4. Revised signing and striping plans may be required at the intersection of Copperhill Drive and Camino Del Arte Drive to the satisfaction of Public Works. This may require reconstruction of the existing median nose to the satisfaction of Public Works.
5. Construct new driveways along Copperhill Drive to the satisfaction of Public Works.
6. 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.
7. Execute a covenant for private maintenance of curb/parkway drains and landscaping; if any, to the satisfaction of Public Works.
8. Comply with all previously approved conditions for Tract 52455 to the satisfaction of Public Works.

PC