

We have no objections to the proposed changes as shown in the subject exhibit map for Tract No. 52455-01 (Lot 313). The following conditions are recommended for inclusion in the conditions of approval:

1. Comply with the attached one-page Storm Drain and Hydrology conditions.
2. Comply with the attached two-page Geology/Soils conditions.
3. Comply with the attached one-page Grading conditions.
4. Comply with the attached one-page Road conditions.
5. Comply with the attached one-page Sewer conditions.
6. Comply with the attached one-page Water conditions.
7. Comply with all other previously approved conditions for Tract No. 52455 to the satisfaction of Public Works.

Prepared by  John Chin
tr52455-01L-ExhA(Lot 313)-(11-20-2012).doc

Phone (626) 458-4918

Date 12-19-2012



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

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

TRACT MAP NO.: 52455-01 (Lot 313)

REVISED EXHIBIT "A" DATE: 11/20/2012

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

1. Submit a Hydrology Study for the design of the drainage facilities/SUSMP. This must be submitted and approved prior to the submission of improvement plans.
2. Contact the State Water Resources Control Board to determine if 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.
3. Comply with the requirements of the revised Drainage Concept which was conceptually approved on which was conceptually approved 02/24/1999 to the satisfaction of Public Works.

Name *Lizbeth Calderon* Date 12/19/2012 Phone (626) 458-4921
LIZBETH CALDERON

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

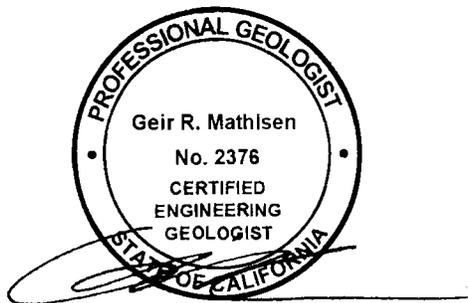
TENTATIVE TRACT MAP 52455-01 "Area C", lot 313
SUBDIVIDER Lennar Homes
ENGINEER Pacific Coast Civil
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 11/20/12 (Amended Exhibit)
LOCATION Valencia
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://www.dpw.lacounty.gov/gmed/manual.pdf>).
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://www.dpw.lacounty.gov/gmed/manual.pdf>).
4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).
5. The Soils Engineering review dated 12-19-12 is attached.



Prepared by _____

Geir Mathisen

Date 12/18/12

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
PCA LX001129
Sheet 1 of 1

Tentative Tract No. 52455-01 (Area "C") Lot(s) 313
Location Santa Clarita
Developer/Owner The Valencia Company
Engineer/Architect Pacific Coast Civil
Soils Engineer ---
Geologist ---

DISTRIBUTION:

Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Exhibit Dated by Regional Planning 11/20/12 (rev.)
Previous Review Sheet Dated 4/23/08

ACTION:

Tentative Map feasibility is recommended for approval, subject to the condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by _____ Date 12/19/12

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

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.

P:\gmepub\Soils Review\Jeremy\TR 52455-01 (Area C, Lot 313), Santa Clarita, TTM-A_3.doc

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. Provide soil/geology approval of the grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
 - d. Provide planting and irrigation on graded slopes per grading ordinance (Section J110.4 of the County of Los Angeles Building Code).
 - e. A covenant and/or deed restriction to the satisfaction of Public Works is required for the cross-lot grading and drainage between parcels.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

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



Name Tony Hui Date 12/18/2012 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\52455 Amend.2doc

We have no objections to the proposed changes of the private driveway alignment and density change (increasing from 55 detached condos to 76 detached condos) as shown in the subject Exhibit map for Tract No. 52455-01 (Lot 313). The following conditions are recommended for inclusion in the conditions of approval:

- Comply with all previously approved conditions for Tract 52455 to the satisfaction of Public Works.



Prepared by Imelda Ng
tr52455-01r-rev2(Lot313).doc

Phone (626) 458-4921

Date 12-19-2012

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

- Comply with all previously approved conditions for Tract 52455 to the satisfaction of Public Works.


Prepared by Tony Khalkhali
tr52455-01s-amended-exhA(Lots313)-(11-20-12).doc

Phone (626) 458-4921

Date 12-19-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 52455-01 (Lot 313)

Page 1/1

AMENDED EXHIBIT "A" MAP DATED 11-20-2012

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

- Comply with all previously approved conditions for Tract 52455 to the satisfaction of Public Works.



Prepared by Tony Khalkhali
tr52455-01w-amended-exhA(Lots313)-(11-20-12).doc

Phone (626) 458-4921

Date 12-19-2012