

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. As previously requested, an approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for requirements. The hydrology report shall be submitted directly to Public Works. Please note that the hydrology report received on August 8, 2016, is currently pending review.
2. Please see attached Hydrology review sheet (Comments 3 to 6) for additional requirements.

HW
Prepared by Aissa Carrillo
tr52584L-rev'd map-rev4.doc
<http://planning.lacounty.gov/case/view/98-034/>

Phone (626) 458-3126

Date 08-22-2016



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

TRACT MAP NO. 52584

REVISED TENTATIVE MAP DATED 05/10/2016
EXHIBIT MAP DATED 05/10/2016

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

1. Prior to tentative map approval for drainage, 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, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may 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 a drainage/grading covenant for any offsite work. Latest hydrology report submittal was received 08/08/16 and is under review.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
3. Mitigate portions of the property with proposed improvements that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
4. Remove the proposed restoration and mitigation area from the tentative map or it must be analyzed as part of the hydrology report.
5. Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required prior to Drainage Concept approval.
6. Prior to tentative map approval for drainage, submit recorded covenants for offsite impacts.

Reviewed by _____

Michele Chimienti

Date 08/11/16 Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 52584 (Rev'd)

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TENTATIVE MAP DATED 07-19-2016
EXHIBIT "A" DATED 07-19-2016

- 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:

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Date 08-22-2016

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot 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.
5. 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.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
11. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
12. The first unit of this subdivision shall be filed as Tract No. 52584-01, the second unit, Tract No. 52584-02, and the last unit, Tract No. 52584.
13. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
14. Grant ingress/egress and utility easements to the public over the private and future or future streets.
15. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
16. 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.
17. 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.
18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

19. Permission is granted to record large lots (20-acre or more) parcel/tract map as shown on the insert map provided street right of way and slope easements are dedicated along the latest IEC approved alignment on Hasley Canyon Road to the satisfaction of Public Works. In addition, make an offer of private and future right of way and slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.
20. 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.

HW

Prepared by Aissa Carrillo

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Phone (626) 458-3126

Date 08-22-2016

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

Tentative Tract / Parcel Map 52584 Tentative Map Dated 7/19/16 (Street Profile Exh.) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 3,841,920 yd³ Location Castaic/Hasley Canyon APN _____
Geologist A.E. Seward Engineering Geology Subdivider SFI Los Valles LLC
Soils Engineer A.E. Seward Engineering Geology Engineer/Arch. Land Design Consultants, Inc.

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 1/5/16, 6/7/13, 8/27/04, 4/16/03, 1/9/01, 6/7/00, 3/31/00, 10/22/99, 1/15/99
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

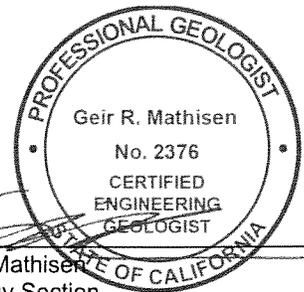
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

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

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

THE SOILS REPORT DATED 6/7/13 INDICATES THERE MAY BE ENVIRONMENTAL CONCERNS REGARDING THE PRESENCE OF OIL WELLS.

Prepared by



Geir Mathisen
Geology Section

Date 8/11/16

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. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.)
3. Remediation to the existing and previously graded area is required. Engineering of the remediation shall be detailed on the grading plans.
4. Details and limits of the proposed westerly drainage mitigation shown on the tentative map are not necessarily approved. All improvements will be detailed, reviewed, and approved with the final engineering plans. The improvements shall satisfy CEQA findings and appropriate jurisdictional agencies such as and not limited to Fish and Wildlife, Army Corps of Engineers, and Regional Water Quality Control Board. Approval of the jurisdictional agencies for any onsite, offsite or payment into mitigation bank, or any combination thereof, shall be obtained and submitted prior to the recordation of the final map.
5. No impact to downstream properties analysis must be performed with the hydrology study. A drainage acceptance letter from the downstream property owner must be obtained if it deemed necessary.
6. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The location/alignment and details/typical sections of any park/trail, as shown on the

grading plan, to the satisfaction of the Department of Parks and Recreation.

- c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
7. Record a covenant accepting flows from off-site and maintaining all drainage devices that allow that pattern.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

8. 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 (fill in whichever is 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.
9. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.
10. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing flows from off-site.



Name Nazem Said Date 8/10/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 52584\GP 52584\2016-07-19 TTR 52584 SUBMITTAL

TENTATIVE MAP DATED 07-19-2016
EXHIBIT "A" MAP DATED 07-19-2016

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

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
4. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
5. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds provided in the following Condition No. 6
6. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with the following design speeds and sight distances:

Right of way (Ft)	Min. Centerline Radius (Ft)	Design Speed (Mph)	Sight Distance (Ft)
64	350	40	415
60	250	30	310
58	100'	25	260

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required

7. The centerline 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 60 feet to 58 feet of right of way.
8. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
10. Permission is granted to use 12% grades on Hayward Drive at locations to the satisfaction of Public Works.
11. The maximum permissible grade of Hayward Drive across the intersection with Barcelona Drive is 10%.
12. Provide minimum landing area of 100 feet for local collectors (64-foot wide right of way), 50 feet for local access roads (60-foot wide right of way), and 25 feet for cul-de- (58-foot wide right of way) at a maximum 3 percent grade on all "tee" intersections.
13. Provide intersection (vertical) sight distance for a design speed of 60 mph on Hasley Canyon Road from Los Valles Drive.
14. Depict all line of sight easements on the road plan, and on landscaping and grading plans.
15. Provide standard property line return radii of 13 feet at all local street intersections.
16. Provide standard property line return radii of 27 feet at the intersection .of Los Valles Drive and Hasley Canyon Road to the satisfaction of Public Works.
17. Dedicate right of way 40 feet from centerline and easement for road and drainage purposes on Hasley Canyon Road east of new Del Valle Road per C.S.B.-5149/P-195 or per the latest I.E.C. approved alignment. The centerline alignment on the new Del Valle Road is per P- 269.
18. Dedicate right of way 32 feet from the latest I.E.C. approved centerline on Hasley Canyon Road west of new Del Valle Road along the property frontage.

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EXHIBIT "A" MAP DATED 07-19-2016

19. Make an offer of eight feet of future right of way beyond the 32 feet dedication from the latest I.E.C. approved alignment on Hasley Canyon Road west of new Del Valle Road.
20. Dedicate easements for road and drainage purposes on Hasley Canyon Road west of the new Del Valle Road to the satisfaction of Public Works.
21. Dedicate a minimum of 78 feet of right of way on Los Valles Drive from Hasley Canyon Road to the roundabout to the satisfaction of Public Works. Additional right of way for turning lanes may be required on this street.
22. Dedicate right of way for the roundabout at the intersection of "A" Street and Los Valles Drive to the satisfaction of Public Works.
23. The design detail of the roundabout is not necessarily approved. The design will be reviewed at the improvement plan submittal stage to the satisfaction of Public Works.
24. Dedicate right of way 32 feet from centerline on Los Valles Drive from the roundabout to Barcelona Drive, on Barcelona Drive, on Hayward Drive (including the cul-de-sac) to the satisfaction of Public Works.
25. Dedicate right of way 30 feet from the centerline on Vista Grande (including cul-de-sac), on "R", "S", "T" to the satisfaction of Public Works. Additional right of way for the construction of street knuckles will be required.
26. Dedicate right of way 29 feet from centerline on "U" Street (including the cul-de-sac) to the satisfaction of Public Works.
27. The alignment of Hayward Drive must be compatible with Tract 44800 to the east and the alignment of Barcelona Drive must be compatible with Tract 44471 to the north.
28. Make an offer of private and future right of way 32 feet from centerline on "A" Street, "B" Street, "E" Street and Los Altos Drive from "B" Street to "P" Street to the satisfaction of Public Works.
29. Make an offer of private and future right of way 30 feet from centerline on Los Montanes Drive, Buena Vida Way from "B" Street to "V" Street, "CC" Street from

"B" Street to "G" Street, "N" Street, and "P" Street to the satisfaction of Public Works.

30. Provide additional right of way in the vicinity of the gated entrances on "A" Street, "B" Street, and Los Montanes Drive with adequate numeric keypads setback from the right of way (50 feet minimum) and turnaround (radius of 32 feet minimum) to the satisfaction of Public Works.
31. Construct the gated entrances to the satisfaction of Public Works. Provide a minimum of 50 feet of stacking length in the vicinity of the gated entrance to the satisfaction of Public Works. If an entry key pad is provided preceding the gate, the staking length shall be measured from the entry key pad to the road right of way line. The median nose at the gated entrance shall be set back a minimum of 20 feet from the right of way.
32. Make an offer of private and future right of way 29 feet from centerline including a standard cul-de-sac bulb on Los Altos Drive east of "P" Street, Buena Vida Way north of "V" Street, "CC" Street west of "G" Street, "G" Street, "H" Street, "N" Street west of "Q" Street, "Q" Street, "V" Street and Belleza Way.
33. Permission is granted to reduce the parkway width from 12 feet to 3 feet on the westerly side on the interior single loaded cul-de-sac Belleza Way to the satisfaction of Public Works.
34. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
35. Construct curb, gutter, base, pavement, and sidewalks (adjacent to property line) on all dedicated and private and future streets within the tract boundaries in accordance with the typical sections on the tentative map to the satisfaction of Public Works
36. Plant street trees and provide irrigation system for street trees within the tract boundaries to the satisfaction of Public Works.
37. Construct additional pavement on Hasley Canyon Road at Los Valles Drive to provide a left-turn lane and transitions to the satisfaction of Public Works.

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38. Comply with the following street lighting requirements:

- a. Provide street lights on concrete poles with underground wiring on all local streets except future streets within the tract boundaries to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and for any questions at (626) 300-4726.
- c. Note that the annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer billing, the area must be annexed into

TENTATIVE MAP DATED 07-19-2016
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the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.

- e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 39. Provide street names and install street name signs prior to occupancy of buildings.
 - 40. Install postal delivery receptacles in groups to serve two or more residential units to the satisfaction of the Postal Service and Public Works.
 - 41. Prepare signing and striping plans (interim and ultimate) for Hasley Canyon Road within or abutting this subdivision to the satisfaction of Public Works.
 - 42. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
 - 43. Prior to final map approval, enter into an agreement with the 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 Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
 - 44. A traffic study was reviewed and approved by Public Works. Comply with the traffic mitigation measures as indicated on the attached letter dated March 17, 2015 from our Traffic and Lighting Division to the satisfaction of Public Works
 - 45. Prior to Building permit issuance, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in effect at the time of permit issuance. The current applicable fee is \$20,190 per factored unit and is

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subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels/property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.

46. Additional comments/requirements:

- a. The proposed roundabout alternative (Roundabout Detail on the CUP Exhibit A map) is not necessarily approved. If permitted, the subdivider shall provide right of way and meet design standards to the satisfaction of Public Works.
- b. The proposed profiles on the Exhibit are not necessarily approved. The subdivider shall meet all design standards to the satisfaction of Public Works.
- c. As required by the Board of Supervisors, make an offer of future road right of way 64 feet in width and easement for road and drainage purposes along the westerly tract boundary of Tract No. 52584 between the existing right of way for Hasley Canyon Road and the southerly boundary of APN 3247-032-026 (the Lombardi property).

Prepared by Joseph Nguyen 
tr52584r-rev4

Phone (626) 458-4921

Date 08-15-2016

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12056AS, dated 02-09-2014) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. If the sewer mainline along Los Valles Drive (PC 11838) near the intersection of Los Valles Drive and Hasley Canyon Road does not exist at the time of construction, the subdivider shall construct the sewer to connect to PC 11572 as indicated on the tentative map.
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 street; and private driveway and fire lane to the satisfaction 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. A water system (including any approved water pump stations) 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. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 1,000 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. Provide "Verification Letter" from the water purveyor indicating that the recycle water is available for irrigation of common landscape area equal to or greater than 1,000 square feet before building permits are issued.
6. Install a separate water irrigation systems for recycled water use per landscape plans.
7. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.

