

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 and a Water Quality Plan (LID) Please see attached Hydrology review sheet (Comments 1 and 2) for requirements. The hydrology report and LID shall be submitted directly to Public Works.
- (2) Please see attached Hydrology review sheet (Comments 3 to 5) for requirements.
- (3) Approved geotechnical and soil reports. The geotechnical and soil reports are currently under review. Please see attached Geologic and soils Engineering review sheets for requirements.
- (4) Please see attached Grading review sheet (Comment 3) for requirements.
- (5) An updated approved traffic study. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required. Please see attached Road review sheet (comment 1) for requirements.
- (6) An approved sewer area study. The area study PC 11838AS is currently under review. Please see attached Sewer review sheet (Comment 1) for requirements.
- (7) Obtain a "Will Serve Letter" from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line. Please see attached Sewer review sheet (Comment 2) for requirements.
- (8) Obtain a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
- (9) A revised tentative map and a revised exhibit map are required to show the following items:
 - a. Provide an unit phasing map.
 - b. Provide an insert map showing "20 acres large lot" parcels.
 - c. Modify General Note No. 33 to indicate "Permission is requested to record 20 acres large lot subdivision".

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
TRACT NO. 52584

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TENTATIVE MAP DATED 07-11-2013
EXHIBIT "A" MAP DATED 07-11-2013

- d. Remove General Note No. 34.
- e. Please see attached Grading review sheet (Comments 1 to 2 and 4 to 6) for requirements.
- f. Please see attached Road review sheet for requirements.
- g. Please see attached Sewer review sheet (Comment 3) for requirements.
- h. Please see attached Water review sheet (Comment 2) for requirements.

HW *JHC*
Prepared by John Chin
Tr52584L-rev'd map-new.doc
<http://planning.lacounty.gov/case/view/98-034/>

Phone (626) 458-4918

Date 07-09-2013



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

TRACT MAP NO. 52584

REVISED TENTATIVE MAP DATED 06/11/13

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 06/20/13 and is pending review.
2. A Water Quality Plan* (as part of the hydrology report) is required prior to tentative approval of the map when any of the following conditions exist:
 - Any project with 1 acre or more of disturbed land and adding 10,000 square feet or more of impervious area;
 - Industrial parks with 10,000 square feet or more square-feet of surface area;
 - Commercial malls with 10,000 square feet or more square-feet of surface area;
 - Retail gasoline outlets with 5,000 square feet or more of surface area;
 - Restaurant facilities with 5,000 square feet or more of surface area;
 - Parking lot with 5,000 square feet or more of surface area or with 25 or more parking spaces;
 - Street and/or road construction of 10,000 square feet or more of surface area;
 - Automotive service facilities with 5,000 square feet or more of surface area;
 - Redevelopment projects (creation, addition, or replacement of 5,000 square feet of impervious surface area;
 - Locations within or directly adjacent to or discharging directly to an environmentally sensitive area if the discharge is likely to impact a sensitive biological species or habitat and the development creates 2,500 square feet or more of impervious surface;
 - Single-family hillside homes

* Effective December 28, 2012, new development and redevelopment projects must comply with the Waste Discharge Requirements of Order No. R4-2012-0175 which was adopted by the Los Angeles Regional Water Quality Control Board (RWQCB) on November 8, 2012. The stormwater runoff volume from the 0.75 inch or 85th percentile, 24 hour rain event, whichever is greater must be retained onsite. For additional information see the LARWQCB web page: http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml

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. Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required prior to Drainage Concept approval.
5. Prior to tentative map approval for drainage, submit recorded covenants for offsite impacts.

Reviewed by Ernesto J Rivera Date 07/03/13 Phone (626) 458-4921
Ernesto J Rivera

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) 458-7951

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

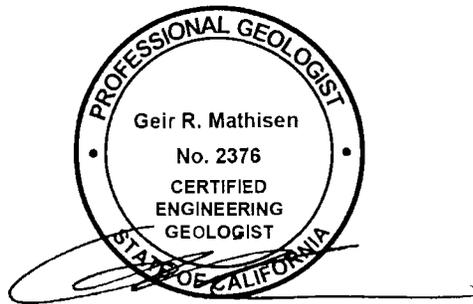
TENTATIVE TRACT MAP 52584 TENTATIVE MAP DATED 6/11/13 (Revision-Exhibit)
SUBDIVIDER SFI Los Valles LLC LOCATION Castaic/Hasley Canyon
ENGINEER Land Design Consultants, Inc.
GEOLOGIST & SOILS ENGINEER A.E. Seward Eng. Geology REPORT DATE 8/27/04, 4/16/03, 1/9/01, 6/7/00, 3/31/00, 10/22/99, 1/15/99

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

1. A geotechnical report by A. E. Seward Engineering Geology dated 6/7/13 is currently being reviewed for the proposed subdivision.
2. The Soils Engineering review dated 7-2-13 is attached.

NOTE Provide a copy of this review with your resubmittal



Reviewed by _____ Date 6/25/13
Geir Mathisen

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 ---
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 52584
Location Castaic/Hasley Canyon
Developer/Owner SFI Los Valles LLC
Engineer/Architect Land Design Consultants, inc.
Soils Engineer A.E. Seward Engineering Geology
Geologist A.E. Seward Engineering Geology

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

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 6/11/13 (rev.)
Geotechnical Reports Dated 8/27/04, 4/16/03, 1/9/01, 6/7/00, 3/31/00, 10/22/99, 1/15/99
Previous Review Sheet Dated 10/24/06

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

1. Currently, the Soils Section is in the process of reviewing a soils report by Allan E. Seward Engineering Geology, dated 6/7/13, which addresses and evaluates the proposed development.
2. Requirements of the Geology Section are attached.
3. Include a copy of this review sheet with your response.

Prepared by _____

Date 7/2/13



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

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.

Blamey\Development Review\Soils Review\Jermu\TP 52584 - Castaic - TTM NA - 0.doc

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. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Benchmark information: Provide a BM matching updated County BM.
 - b. Provide top slope setback from lot line per grading ordinance (J108), e.g. Lot 179-184, 266-276, 187-190, and 179-184.
 - c. Reconcile grading quantities shown on the tentative map and subdivision application (grading quantities shall include cut, fill, and over-excavation). If the grading information on the subdivision application is incorrect, resubmit a revised application.
 - d. Indicate maintenance responsibilities for all drainage devices.
 - e. Indicate maintenance responsibilities for all slopes to be landscaped per grading ordinance (J110).
 - f. Show Cut/Fill lines.
 - g. Show location of all required sub-drains (proposed and existing).
 - h. Eliminate any sudden energy loss of the debris flow in drainage devices due to change of velocity, slope, or direction, e.g. Lot 26-29. That loss will cause debris desilting and will require providing debris collection and removal facility.
 - i. Provide concrete drainage device with self-cleaning velocity and minimum 5% slope to convey debris flow, otherwise a catchment area with access and maintenance responsibility will be required, e.g. along Los Montanes Dr. north of Lot 458, and behind Lot 473-476.
 - j. Remove proposed graded slopes on Lot 172 & 173 away from the 100' setback of the Primary Significant Ridge Line. Show complete boundary of the setback on detail sheet No. 3.
 - k. Utilize Standard Terrace Drain as required by the Code to drain manufactured slopes. It is not acceptable to use swale mentioned on

Drainage Notes #3. Terrace Drains maximum length is 300' in one direction before flow is intercepted by a down drain, e.g. Lot 258-264, Lot 226-227, and Lot 284-287.

- l. Change “Easement to Remain” in Lot 260-262 and 214 to “Easement to Abandon” or “Easement To Be Removed”
- m. Provide Slough walls and drainage swale at toe of slope behind the R/W where slope is higher than 5’.
- n. Call existing Oil Well, e.g. on L Street and at slope behind Lot 288, “To Be Abandon”. Oil Wells to be abandon prior to grading approval.
- o. Provide a typical x-section of the Pedestrian Path showing dimensions, cross slopes, and cross drainage. Call out maintenance responsibility on the Tentative Map. In case that P&R is responsible for the maintenance, their design parameter must be followed.
- p. Show sight distance wherever needed to check constructability of the pads and slopes, e.g. Lot 71-160, Lot 508, Lot 56-60, Slope in Open Space 523.
- q. Protect Lot 497 against debris flow.
- r. Protect proposed and/or existing slopes against debris flow, e.g. on top of Lot 1, east of the water tank, north of Hayward Dr. Show how to handle the flow, i.e. create catchment area, direct to debris basin.
- s. Protect Lot 3-7 of flow from slopes adjoining their lot line, and provide slope setbacks.
- t. Call out all catchment areas, e.g. top of lot 12, 14, 482. Show the limits, volume, access, and maintenance responsibility of each area.
- u. Protect Lot 478 against overflow of the debris basin to the north.
- v. Certify the already manufactured slope on top of Hayward Dr.
- w. Show limits of the infiltration basin at the site entrance.
- x. Verify that the infiltration basin will not negatively affect the adjacent slopes.
- y. Verify with GMED that propose slope west of Lot 445 will not affect the integrity of the previously manufactured slope to the top.

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 updated approved traffic study is required prior to tentative map approval. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required. Based on the approved traffic study, a revised tentative map and/or conceptual signing and striping plan may be required. Please contact Jeff Pletyak at (626) 300-4721 of our Traffic and Lighting Division for additional information.
- (2) Submit a drainage concept to the Storm Drain and Hydrology Section to address potential drainage impacts as a result of the proposed street improvements and possible alterations to existing drainage patterns.
- (3) A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Use County of Los Angeles approved Benchmark information.
 - b. Provide all neighboring tract map numbers and all existing street names. The alignment of proposed street must be compatible with the neighboring tracts for all of the off-site point of connections.
 - c. Show slough wall information on applicable typical sections and add a slough wall detail. Slough walls are required whenever sidewalks abut manufactured cut slopes 5 feet or more in height. Slough walls should be labeled and dimensioned appropriately.
 - d. Reconcile Notes 11 and 12; and the "public and private drive" and future street labels on map. There are public streets labeled as private and future streets and vice versa. Public streets shall be labeled as "dedicated streets". Also, the right of way line for private and future streets shall be shown as dashed, while the public streets shall be shown as solid line. Provide a table indicating which streets are private and future streets.
 - e. Provide property line corner cut off based on a full parkway width at the intersection of Los Valles Drive and Hasley Canyon Road.

- f. Provide an insert map showing "20 acres large lot" parcels.
- g. Modify General Note No. 33 to indicate "Permission is requested to record 20 acres large lot subdivision."
- h. The request to use decomposed granite for pedestrian path is denied. PCC should be used for all proposed pedestrian paths.
- i. The radius of the property line return on Belleza Way should be 35 feet based on the proposed reduction of parkway from 12' to 3'.
- j. Add a note, "Permission is requested to reduce the parkway width from 12 feet to 3 feet on one side on the interior single loaded cul-de-sac street on Belleza Way to the satisfaction of Public Works."
- k. The knuckles as shown on map are not approved. The steep grades preceding the knuckle will likely lead to approach speed exceeding 25mph.
- l. 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, for example, curve C21 and C22.
- m. Verify if all of the curves and lines listed on the data table are also labeled on the map, for example, C1 to C6 on sheet 3 were not found on map.
- n. Show and call out all landing areas at a maximum 3 percent grade on all intersections. The minimum landing area is 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs.
- o. Show and call out existing and proposed centerline curve data (radii, lengths, BC's, EC's, PRC's, PCC's, etc.) on all streets and highways. There are missing curve data on map.
- p. Provide curves with a minimum centerline curve length of 100 feet on all local streets, 250 feet on all local access roads, and 350 feet on residential collector streets.
- q. Adjust the locations of the BC/EC of curves so that they are setback 100 feet away from the BCR where applicable, for example, intersection of "B" street

and Los Altos Drive

- r. Top of fill slope shall be three-foot from right of way except where grading work has been previously certified.
- s. If gates are proposed along private and future streets, locate the entry gate or key pad (if one is provided) a minimum of 50 feet beyond the right of way and construct a turnaround with a minimum radius of 32 feet preceding the gated entrance, set back the raised median nose (if one is proposed) at the gated entrance a minimum of 20 feet from the right of way, label the gates to open inward or slide, and add a gate detail accordingly to the satisfaction of Public Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering.
- t. Consider lot placement when proposing to gate private and future streets, some lots appear to be outside gated areas.
- u. Adequate stacking distance must be provided to eliminate queuing into the roundabout at the intersection of Los Valles Drive and "A" Street to affect its operation.
- v. Accurately depict all line of sight easements on the tentative map and exhibit map(s). Provide intersection sight distance at all intersections commensurate with the design speed noted below. Where possible, concave intersections should be avoided as sight triangles tend to significantly impact adjacent lots.

40 mph (415 feet) – Local Collector
30 mph (310 feet) – Local Access
25 mph (360 feet) – Cul-de-sac

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the

median TC (when present).

- w. Provide adequate stopping sight distance along all roadways to the satisfaction of Public Works.
- x. Provide vertical sight distance on all crest vertical curves and sag vertical curves to the satisfaction of Public Works. Show and clearly call out vertical centerline curve data (lengths, BVC, EVC, PVI, etc.) on all streets.
- y. Extend pedestrian path to the nearest intersection to eliminate any implied mid-block crossing.
- z. Dedicate access right for lot 392 along Los Altos Drive or revise the curve radius to provide proper sight distance.
- aa. Easement note 14 crossing the proposed street and lot 213 on sheet 3 should be vacated if there is no existing storm drain to remain.
- bb. The minimum design centerline grade on fill areas is 1%. Modify the centerline grades, where applicable, to comply with the 1% minimum requirement.
- cc. Boundary of previously recorded unit map should be shown. Clarify if streets recorded in the unit map are to be vacated, then applicable notes should be added.
- dd. Indicate the maintenance responsibility of the pedestrian tunnels and provide easements to the County of Los Angeles for maintenance purposes if applicable.
- ee. Show centerline data of Hasley Canyon Road to be consistent with the approved I.E.C. P-195/P-269 map as applicable.

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 the area study PC 11838AS as currently in plan check with Public Works must be approved. 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) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.
- (3) A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Show how the on-site proposed development is to be served by existing public sewer and call out the proposed points of connection to the existing public sewer system.
 - b. Call out and label existing sewer mainlines.
 - c. Show easements to be dedicated for sanitary sewer purposes for sewer mains not to be located within public right of way.
 - d. Show curve line for proposed sewer mains, with a minimum of 120 feet radius and delta less than 60 degree, to avoid angle point where appropriate.
 - e. Provide cross sections at all pedestrian tunnel and show how sewer mains crossing the existing tunnel.
 - f. Show any off-site improvements required by the approved area study.

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 provided to each lot.
- (2) A revised tentative/exhibit map is required to show the following additional items:
 - a. Show how proposed water tanks are to be served by existing water mains and call out the proposed points of connection.
 - b. Provide clarification whether pump station is needed to serve proposed water tanks.
 - c. Show how the on-site proposed development is to be served by proposed public water and call out the proposed points of connection.
 - d. Show water meters for each lot to be served by proposed water mains.
 - e. Clearly indicate whether the water tank on lot 36 is existing or proposed. Also, if this proposed development is to be served by this water tank.
 - f. Show easements for water distribution system not to be located within public right of way.
 - g. Show and call out all proposed water tank/water facility sites and the associated lot/easement boundary lines, proposed site grading, access driveways, and proposed access driveway grading.

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

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TENTATIVE MAP DATED 07-11-2013
EXHIBIT "A" MAP DATED 07-11-2013

- 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 John Chin

Phone (626) 458-4918

Date 07-02-2013

Tr52584L-rev'd map-new.doc
<http://planning.lacounty.gov/case/view/98-034/>

The following reports 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/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.
5. 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.
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. Quitclaim or relocate easements running through proposed structures.
8. Delineate proof of access to a public street on the final map.
9. 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.
10. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
11. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
12. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
13. 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.
14. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
15. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of the Department of Regional Planning and Public Works.
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. 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.

JJC
Prepared by John Chin
Tr52584L-rev'd map-new.doc
<http://planning.lacounty.gov/case/view/98-034/>

Phone (626) 458-4918

Date 07-02-2013

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. 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)
2. Oil Well to be closed per DOG regulations and requirements prior to the Grading Plans Approval.
3. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP), if applicable/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division..
 - b. 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 Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

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, 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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT NO. 52584

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TENTATIVE MAP DATED 06-04-2013
EXHIBIT MAP DATED 06-04-2013

all easement holders may be required.

5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Nazem Said  _____ Date 07/03/13 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map 52584 Conditions(6-04-13).doc