

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. Please see attached Hydrology review sheet (Comments 1 and 2) for requirements. The hydrology report and Water Quality Plan shall be submitted directly to Public Works.
- (2) Please see attached Hydrology review sheet (Comments 3 to 5) for requirements.
- (3) Please see attached Geologic review sheet for requirements.
- (4) Please see attached Soils Engineering review sheet for requirements.
- (5) Please see attached Grading review sheet (Comment 2) for requirements.
- (6) 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.
- (7) Please see attached Road review sheet (Comment 2) for requirements.
- (8) An approved sewer area study. The area study PC 11838AS is currently under review. Please see attached Sewer review sheet (Comment 1) for requirements.
- (9) 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.
- (10) Obtain a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
- (11) A revised tentative map and a revised exhibit map are required to show the following items:
  - a. Please see attached Grading review sheet (Comment 1) for requirements.
  - b. Please see attached Road review sheet (Comment 3) for requirements.
  - c. Please see attached Sewer review sheet (Comment 3) for requirements.
  - d. Please see attached Water review sheet (Comment 2) for requirements.

*HW*

Prepared by John Chin

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<http://planning.lacounty.gov/case/view/98-034/>

Phone (626) 458-4918

Date 09-30-2013



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

TRACT MAP NO. 52584

REVISED TENTATIVE MAP DATED 09/04/13  
EXHIBIT MAP DATED 09/04/13

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 09/23/13 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 85<sup>th</sup> 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](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 09/26/13 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 9/3/13 (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 6/7/13, 8/27/04, 4/16/03, 1/9/01, 6/7/00,  
3/31/00, 10/22/99, 1/15/99

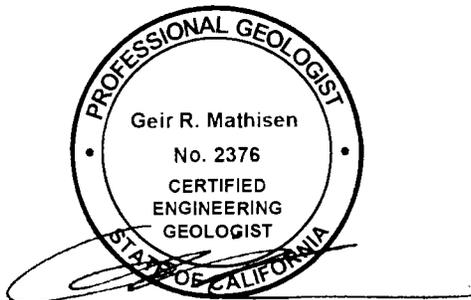
The Regional Planning Commission, developer, and engineer are advised that:

As previously requested (Geologic Review Sheet dated 8/1/13):

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

1. Evaluate debris flow potential for each building area located below a swale or steep natural slope (included, but not limited to lots 26-28, 474-478 and 497). Provide mitigation recommendations as necessary. Show recommended mitigation on the geologic map.
2. Provide volume calculations of the anticipated debris material on the ascending slopes. If deflection/impact wall is recommended as mitigation measure, establish a freeboard based on the volume calculations. Depict the wall details on the plans to reflect consultant's freeboard and design recommendations as necessary.
3. The Soils Engineering review dated 9/25/13 is attached.

NOTE Provide a copy of this review with your resubmittal



Reviewed by \_\_\_\_\_ Date 9/25/13  
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 / A869  
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 9/3/13 (rev.)  
Geotechnical Reports Dated 6/7/13, 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 8/8/13

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

**As previously requested:**

1. Independent static and seismic slope stability analyses for Cross Section 5-5' show factors of safety below the County minimum standards. Recommend mitigation as necessary.
2. Show all recommended mitigation measures on the geotechnical map.
3. Requirements of the Geology Section are attached.
4. Include a copy of this review sheet with your response.

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 \_\_\_\_\_ Date 9/25/13

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

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.

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. Only for information, slough wall shown on sheet 6 is a retaining wall that will require separate permit since it retains a slope with a toe higher than the sidewalk. Slough wall can be located flush to R/W.
  - b. Add a note to the “Typical Rock Rip-Rap Levee” details on sheet 6 that dimensions will be checked and approved with grading improvement plans.
  - c. Remove Note #33.
  - d. Place the Rip-Rap protection below lot 179-184 out of the FEMA flood zone A.
  - e. See words changing on sheet 4 for the slope remediation on the set of Tentative Map Plans that was e-mailed to you on 10/1/13..
  - f. See additional comments on the Set of Tentative Map Plans that was sent to you on 10/1/13.
  
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 10/1/13 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 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. Please ensure that the traffic study address the adequacy of the stacking distance and lane assignments along Los Valles Drive between the roundabout and Hasley Canyon Rd.
- (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. The alignment of proposed street at the property line must be compatible with the neighboring tracts for all of the off-site point of connections. Provide us a copy of the approved street improvement plan for references.
  - c. Provide property line corner cut off based on a full parkway width at the intersection of Los Valles Drive and Hasley Canyon Road.
  - d. As previously requested, modify General Note No. 33 to indicate "Permission is requested to record 20 acres large lot subdivision." The rest of the notes shall be removed.
  - e. The radius of the property line return at the cul-de-sac bulb on Belleza Way should be 35 feet based on the proposed reduction of parkway from 12' to 3'. A radius of 44 feet would be appropriate for the non-modified section.
  - f. The knuckle along "C" St is not approved. The steep grades preceding the knuckle will likely lead to approach speed exceeding 25mph.

- g. 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 C26 and C27.
- h. 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.
- i. 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.
- j. 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 – 64 feet right of way  
30 mph (310 feet) – Local Access – 60 feet right of way  
25 mph (260 feet) – Cul-de-sac – 58 feet right of way

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).

- k. Provide adequate stopping sight distance along all roadways to the satisfaction of Public Works and depict all line of sight easements.
- l. Provide adequate vertical sight distance on all crest vertical curves and sag vertical curves to the satisfaction of Public Works. Recheck the length of all vertical curves to meet the minimum requirement.

- m. Extend pedestrian path to the nearest intersection to eliminate any implied mid-block crossing.
- n. 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.
- o. 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.
- p. Show centerline data of Hasley Canyon Road to be consistent with the approved I.E.C. P-195/P-269 map as applicable.
- q. Provide street designation "Dedicated Street" or "Private and Future Street" for Belleza Way and "CC" street under general note.
- r. Correct the spelling for "Private and Future Streets" under general note 12.
- s. There are streets labeled "Private and Fire Fire lane" on map but callout as "Private and Future Streets" under general note 12, for example, "C" Drive. Please reconcile.
- t. Label the 9' offset for the parkway width reduction from 12 feet to 3 feet on Belleza Way. The callout was shown on the previously tentative map.
- u. Verify the typical sections as shown on sheet 2 match with the street width as shown on map, for example, the typical section for Los Valles Drive shows 78 feet right-of-way, while the map shows 64 feet right-of-way.
- v. Provide 60 feet right-of-way typical section for "CC" street, 64 feet right-of-way typical section for Los Valles Drive, and 58 feet right-of-way typical section for Lot Altos Drive.
- w. Los Valles and part of Barcelona Drive is a dedicated street as part of the recorded map TR 52584-01, however, it is noted as "offered for dedication" under note 11. Show the delineation of the dedicated street and line of side easement per recorded maps and revise the wording for general note 11.
- x. General note 21 is not applicable since alternate street section is used when the sidewalk is next to curb and gutter.

- y. General note 22 and 34 is redundant note.
- z. All of the airspace easements shall be dedicated to the Los Angeles County instead of the H.O.A.
- aa. Designate lot 508 as open space with building restriction since the lot is rendered by sight distance easement.
- bb. Redesign of the spacing between the roundabout and Hasley Canyon Road may be required if the length is deemed insufficient per updated traffic study.
- cc. Show the existing and proposed typical section of Hasley Canyon Road.
- dd. Show boundary of 20ac lot on 20 AC lot exhibit map.
- ee. Remove 622-3 standard for concrete slough wall which is old detail.
- ff. Replace green colored gate with darker color.
- gg. 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.
- hh. Show dashed line for Private and Future Street.



Prepared by Imelda Ng

Tr52584r-rev1.doc

Phone (626) 458-4921

Date 09-30-2013

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 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. Based on the information available to the office, the sewer alignments of the approved PC 11838 (lot number increased from 209 units to 497 units) do not match with the sewer alignment with this revised tentative map. Please clarify if the approved PC 11838 is to be used for this revised map, otherwise, a new sewer plan will be required.
  - b. Show easements to be dedicated for sanitary sewer purposes for sewer mains not to be located within public right of way. A minimum of 10 feet wide easement is required. If sewer mainline is to be proposed within 10 feet wide easement, sewer mainline shall be located at the center with 5 feet easement on each side of the sewer line. No obstruction of any kind shall be allowed within the sewer easements including tree trunks.
  - c. As previously requested, 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.
  - d. As previously requested, provide cross sections at all pedestrian tunnel and show how sewer mains crossing the existing tunnel.
  - e. As previously requested, 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. As previously requested, show how proposed water tanks are to be served by existing water mains and call out the proposed points of connection.
  - b. As previously requested, provide clarification whether pump station is needed to serve proposed water tanks.
  - c. As previously requested, show how the on-site proposed development is to be served by proposed public water and call out the proposed points of connection.
  - d. 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.
  - e. As previously requested, show easements for water distribution system not to be located within public right of way.
  - f. As previously requested, 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.
  - g. Show how lot 249 is to be served by proposed water main line.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SUBDIVISION  
TRACT NO. 052584 (Rev'd)

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TENTATIVE MAP DATED 09-03-2013  
EXHIBIT "A" MAP DATED 09-03-2013

- 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  
Tr052584L-rev'd map-rev1.doc  
<http://planning.lacounty.gov/case/view/98-034/>

Phone (626) 458-4918

Date 09-23-2013

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. If applicable, 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.

*HW* *JC*  
Prepared by John Chin  
Tr052584L-rev'd map-rev1.doc  
<http://planning.lacounty.gov/case/view/98-034/>

Phone (626) 458-4918

Date 09-23-2013

**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 09-03-2013  
EXHIBIT MAP DATED 09-03-2013

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 09/03/13 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map 52584 Conditions(6-04-13).doc