

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. Please see attached Hydrology review sheet (Comments 1 and 3) for requirements.
- (2) Please see attached Hydrology review sheet (Comments 4 to 7) for requirements.
- (3) As previously requested, an approved geotechnical report. Please see attached Geologic review sheet for requirements.
- (4) As previously requested, provide an updated soils report. Please see attached Soils review sheet for requirements.
- (5) Please see attached Grading review sheets (Comment 2) for requirements.
- (6) As previously requested, an approved revised traffic study. Please see attached Road review sheets (Comment 1) for requirements.
- (7) As previously requested, an approved 100-foot-scale conceptual striping plan for Pico Canyon Road. Please see attached Road review sheets (Comment 2) for requirements.
- (8) As previously requested, provide proof that the subdivider can obtain the necessary off-site easement and/or right of way. Please see attached Road review sheets (Comment 3) for requirements.
- (9) Obtain location, span and clearance approval from the Storm Drain and Hydrology Section. Please see attached Road review sheets (Comment 4) for requirements.
- (10) As previously requested, an approved sewer area study. Please see attached Sewer review sheet (Comment 1) for requirements.
- (11) As previously requested, obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for requirements.
- (12) Provide a will serve letter for the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.

- (13) A revised tentative map and a revised exhibit map are required to show the following additional items:
- a. As previously requested, label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
  - b. Provide a phasing map showing the proposed phasing sequences.
  - c. Provide a release from the previous engineer in record.
  - d. Provide 60 feet of right of way on "B" Street. 50 feet is too narrow as shown.
  - e. Please see attached Hydrology review sheet (Comment 2) for requirements.
  - f. Please see attached Grading review sheets (Comment 1) for requirements.
  - g. Please see attached Road review sheets (Comment 5) for requirements.
  - h. Please see attached Sewer review sheet (Comment 3) for requirements.
  - i. Please see attached Water review sheet (Comment 2) for requirements.

*HCW*

Prepared by John Chin

tr 52796-rev6.doc

<http://planning.lacounty.gov/case/view/00-136/>

Phone (626) 458-4918

Date 02-19-2014



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

TRACT NO. 52796

TENTATIVE MAP DATED 01/29/14  
EXHIBIT MAP 01/29/14

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.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing and calling out all debris desilting areas and desilting drainage devices. Identify whether publicly or privately maintained.
3. A water quality section of the Hydrology Report is required to address the water quality of the storm water runoff.
4. 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.
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 easement documents for all proposed offsite publicly maintained facilities.
7. Prior to tentative map approval for drainage, submit recorded covenants for offsite impacts.

Reviewed by

*Ernesto J Rivera*

**Ernesto J Rivera**

Date 02/20/14 Phone (626) 458-4921

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

DISTRIBUTION  
1 Geologist  
Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 52796 TENTATIVE MAP DATED 1/29/14 (Revision)  
SUBDIVIDER Lennar Homes, Inc. LOCATION Stevenson Ranch  
ENGINEER Alliance  
GEOLOGIST & SOILS ENGINEER The J. Byer Group REPORT DATE 3/29/01, 6/5/00

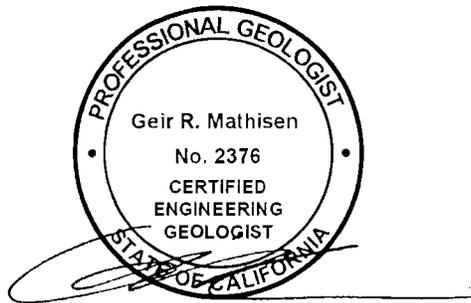
The Regional Planning Commission, developer, and engineer are advised that:

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

**As previously requested (Geologic Review Sheet dated 7/25/13):**

1. Provide a geotechnical report that addresses the revised tentative map. Use the latest version of the tentative map as a base for the geotechnical map.
2. The report must also address applicable questions from prior geology review dated 7/11/01. Note: the lot numbers referenced in that review have been changed on the revised map.
3. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.
4. The Soils Engineering review dated 2-11-14 is attached.

NOTE Provide a copy of this review with your resubmittal



Reviewed by \_\_\_\_\_ Date 2/10/14  
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 ---  
Job Number LX001129 / A866  
Sheet 1 of 1

Tentative Map (Tract) 52796  
Location Stevenson Ranch  
Developer/Owner Aidlin  
Engineer/Architect Hall & Foreman  
Soils Engineer The J. Byer Group (JB 17826-I)  
Geologist The J. Byer Group

DISTRIBUTION:

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

Review of:

Tentative Map Tract and Exhibit Dated By Regional Planning 1/29/14 (rev.)  
Soils Engineering and Geology Reports Dated 3/29/01, 6/5/00  
Previous Review Sheet Dated 7/29/13

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

**As previously requested:**

1. Provide an updated soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/qmed/Manual.pdf>
2. In accordance with Sections 21.40.040 and 21.40.080 of Title 21- Los Angeles County Subdivision Code, geotechnical reports and addenda shall be submitted in a complete text searchable electronic format. The electronic version shall be in Adobe® Portable Document Format (PDF) presented on a compact disc. The licensee's seal, signature, license number, date of registration expiration, and date of signing are required to be part of the electronic submittal. Two hardcopies of reports and addenda shall accompany the electronic submittal. This project cannot be approved until the requirement for the electronic submittal has been met.
3. Specify the corresponding horizontal distance for the anticipated maximum differential seismically induced settlement. Verify that the liquefaction data and analyses conform to the California Department of Conservation, California Geological Survey "Special Publication 117A", dated 2008, and the Southern California Earthquake Center "Recommended Procedures for Implementation of DMG Special Publication 117", dated March 1999. Provide revised liquefaction analysis and/or settlement calculations and recommend mitigation as necessary.
4. Recommend mitigation for all areas subject to excessive settlements and/or ground manifestations.
5. Show the following on the geotechnical map:
  - a. Approximate limits and depth of removal and recompaction of slide debris/unsuitable soils.
  - b. Grading required for construction of all stabilization fills.
  - c. All recommended mitigation measures, as necessary.
6. Requirements of the Geology Section are attached.
7. Include a copy of this review sheet with your response.



Prepared by \_\_\_\_\_ Date 2/11/14

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

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1. A revised tentative map and/or exhibit map is required to show the following additional items:
  - a. On street sections, provide hinge points min. 3' behind R/W. Provide slough wall at toe of slopes that are 5 feet or higher and abutting the sidewalk. Show on the street section.
  - b. Indicate maintenance responsibilities for all drainage devices.
2. Approval of the latest Hydrology Study approved by the Storm Drain and Hydrology Section of Land Development Division.

Name Nazem Said  Date 2/6/2014 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 52796\GP 52796

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 revised traffic study is required prior to tentative map approval. Based on the approved traffic study, a revised tentative map and/or conceptual signing and striping plan may be required. Please contact Jeff Pletyak of our Traffic and Lighting Division at (626) 300-4721 for additional information.
- (2) As previously requested, an approved 100-foot-scale conceptual striping plan is required for Pico Canyon Road to determine adequate pavement widths based on the required traffic mitigation measures. Please contact Jeff Pletyak of our Traffic and Lighting Division at (626) 300-4721 for additional information.
- (3) As previously requested, provide proof that the subdivider can obtain the necessary off-site easement and/or right of way to allow for the construction of the off-site transition pavement and necessary off-site grading on Pico Canyon Road to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.
- (4) Prior to tentative map approval, obtain location, span, and clearance approval from the Storm Drain and Hydrology Section for the proposed bridge section on the access road crossing Wickham Canyon.
- (5) A revised tentative map and/or exhibit map is required to show the following additional items:
  - a. As previously requested, indicate the proposed disposition of any excess right of way on Pico Canyon Road. If applicable, add a note requesting permission to vacate excess right of way.
  - b. As previously requested, delineate and call out the necessary off-site grading for the off-site transition pavement for a 50 mph design speed on Pico Canyon Road in the vicinity of the northwesterly property line to the satisfaction of Public Works.
  - c. As previously requested, show and call out centerline curve data (radii, lengths, tangents, BC's, EC's, PRC's, PCC's, etc.) on Pico Canyon Road, including the off-site portions.

(5) A revised tentative map and/or exhibit map is required to show the following additional items: (cont.)

- d. As previously requested, call out the temporary turnaround on Verandah Court "to be removed".
- e. As previously requested, depict all line of sight easements on the tentative map. 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 TC or F/L 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. Measure 6-feet from centerline or from the median curb (when present). Provide intersection sight distance for a design speed of:
  - i. 50 mph (515 feet) on Pico Canyon Road from "A" Street (northwesterly and northeasterly directions).

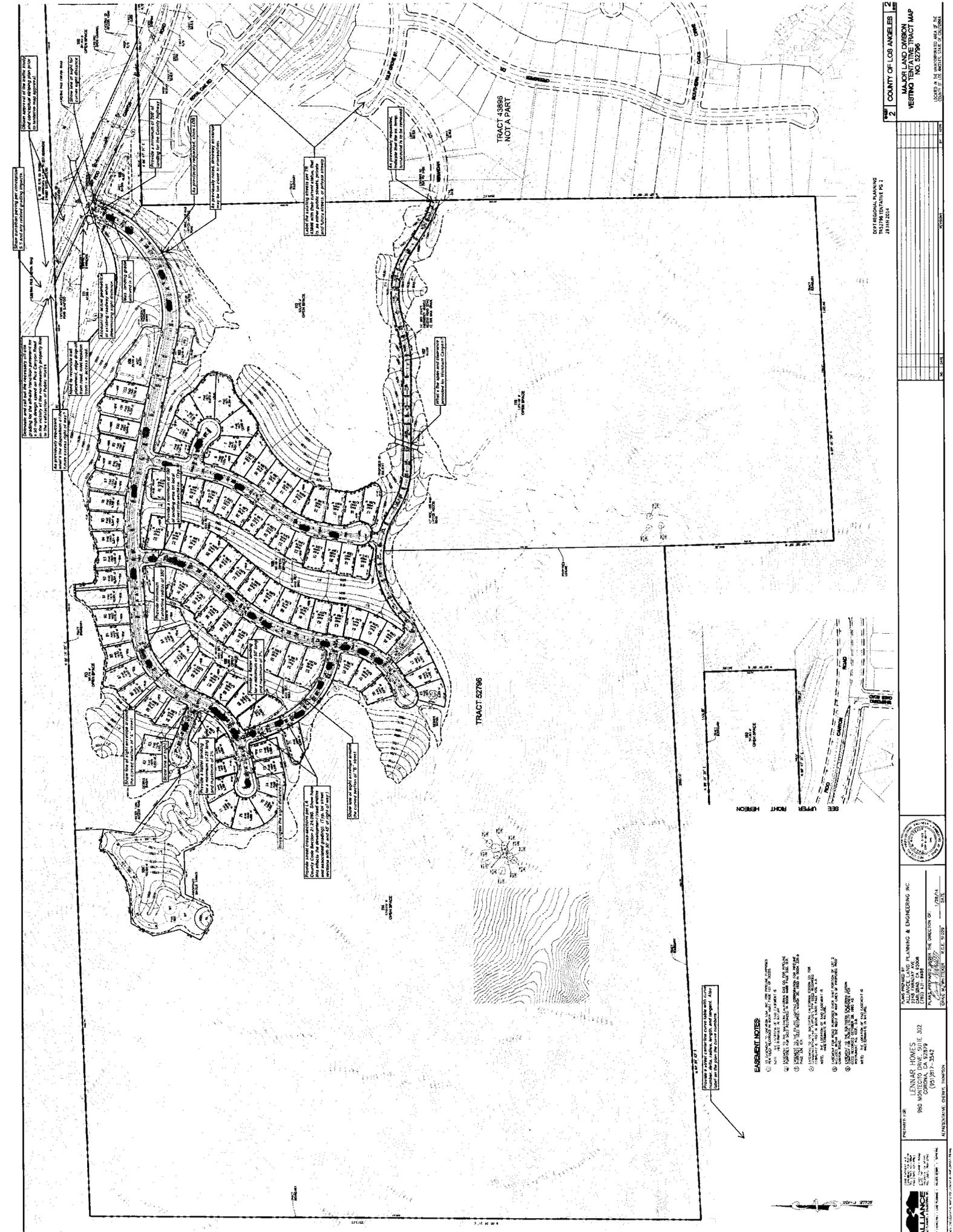
Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

- f. As previously requested, depict stopping sight distance for a design speed of 40 mph (300 feet) on "A" Street along all curved sections (that is, a sight envelope will be created behind the right of way line as opposed to a few triangles) to the satisfaction of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
- g. As previously requested, scope of off-site work (transition pavement) may include additional area. Show the potential disturbance, including the grading limits, on the tentative map.
- h. As previously requested, show the proposed future right of way using a dashed line beyond the tract boundary.
- i. As previously requested, reconcile the placement of the trail to consider edge drop-off from the road, inlet location from the right of way, and an access road (to Lot 111) in the vicinity of the intersection of Pico Canyon Road and "A" Street, near Lot 111.
- j. As previously requested, label the existing streets per TR 43896 with their current status, that is, as either public streets, private and future streets, or private streets.
- k. As previously requested, place the name of McBean Parkway in parentheses, that is, (McBean Parkway), and add the current name of Stevenson Ranch Parkway.

- (5) A revised tentative map and/or exhibit map is required to show the following additional items: (cont.)
- l. As previously requested, benchmark information: select BM that is recently updated by the County of LA.
  - m. As previously requested, provide minimum landing area of 200' feet at a maximum 3 percent grade on "A" Court at Pico Canyon Road to the satisfaction of Public Works.
  - n. The driveway entrance to the proposed flood control basin may be too close to the intersection of "A" Street with Pico Canyon Road.
  - o. List the Thomas Guide (TG) page number and grids, which are TG page 4640 and grids A-1, A-2, B-1, and B-2.
  - p. General note #14 must be removed – Section 21.24.090 is not applicable here.
  - q. On street sections, show and label the dimension for the grading hinge points, which are a min. 2' behind R/W when the slope is pointing upward or a min. 3' behind R/W when the slope is pointing downward. Note with an asterisk (\*) to "\*Provide slough wall at toe of slopes that are 5 feet or higher and abutting the sidewalk." Also, note with a double asterisk (\*\*) to "\*\*\*Extend the balk of walk to R/W when abutting hardscape or wall." Show on the street sections.
  - r. Provide a minimum of 350' centerline radius for "A" Street west of "C" Street.
  - s. Provide minimum landing area of 100' feet at a maximum 3 percent grade on "C" Street at "A" Street to the satisfaction of Public Works.
  - t. Provide minimum landing area of 50' feet at a maximum 3 percent grade on "B" Street at "A" Street to the satisfaction of Public Works.
  - u. Provide minimum landing area of 25' feet at a maximum 3 percent grade on "F" Street at "A" Street to the satisfaction of Public Works.

*DR*





1. ALL LOTS SHALL BE DEVELOPED WITH A MINIMUM OF 10% OPEN SPACE.  
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TRACT 52786

TRACT 43896  
NOT A PART

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**EXHIBIT NOTES:**

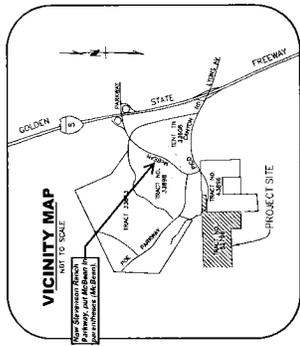
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REGIONAL PLANNING  
 UNIT # 1  
 2/11/2014



KALLANLUND PLANNING & ENGINEERING, INC.  
 2100 W. 10TH STREET  
 CORONA, CA 92626  
 (951) 261-8888  
 DATE: 2/11/2014  
 SHEET: 2 OF 2

LENNAR HOMES  
 980 W. 10TH STREET  
 CORONA, CA 92626  
 (951) 261-8888



**SPECIAL NOTES**

1. ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE EXACT LOCATION OF UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
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19. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

**PROJECT SUMMARY:**

PROJECT AREA: 210.0 ACRES  
 TRACT 52796 (UNIMPROVED)  
 TRACT 43896 (UNIMPROVED)  
 TOTAL TRACT AREA: 420.0 ACRES  
 TOTAL TRACT AREA: 420.0 ACRES  
 TRACT 52796: 210.0 ACRES  
 TRACT 43896: 210.0 ACRES

**RELATED ENTITLEMENTS**

CONTRACT NO. 100-100-100-100  
 CONTRACT NO. 100-100-100-100  
 CONTRACT NO. 100-100-100-100  
 CONTRACT NO. 100-100-100-100

**LOT SUMMARY**

LOT NUMBER	USE OF LOTS	TYPE	TOTAL AREA/AC
1-184	184	RESIDENTIAL	210.0 AC
185-194	10	RESIDENTIAL	3.0 AC
195-200	6	RESIDENTIAL	1.0 AC
201-202	2	RESIDENTIAL	1.0 AC
203-204	2	RESIDENTIAL	1.0 AC
205-206	2	RESIDENTIAL	1.0 AC
207-208	2	RESIDENTIAL	1.0 AC
209-210	2	RESIDENTIAL	1.0 AC
211-212	2	RESIDENTIAL	1.0 AC
213-214	2	RESIDENTIAL	1.0 AC
215-216	2	RESIDENTIAL	1.0 AC
217-218	2	RESIDENTIAL	1.0 AC
219-220	2	RESIDENTIAL	1.0 AC
221-222	2	RESIDENTIAL	1.0 AC
223-224	2	RESIDENTIAL	1.0 AC
225-226	2	RESIDENTIAL	1.0 AC
227-228	2	RESIDENTIAL	1.0 AC
229-230	2	RESIDENTIAL	1.0 AC
231-232	2	RESIDENTIAL	1.0 AC
233-234	2	RESIDENTIAL	1.0 AC
235-236	2	RESIDENTIAL	1.0 AC
237-238	2	RESIDENTIAL	1.0 AC
239-240	2	RESIDENTIAL	1.0 AC
241-242	2	RESIDENTIAL	1.0 AC
243-244	2	RESIDENTIAL	1.0 AC
245-246	2	RESIDENTIAL	1.0 AC
247-248	2	RESIDENTIAL	1.0 AC
249-250	2	RESIDENTIAL	1.0 AC
251-252	2	RESIDENTIAL	1.0 AC
253-254	2	RESIDENTIAL	1.0 AC
255-256	2	RESIDENTIAL	1.0 AC
257-258	2	RESIDENTIAL	1.0 AC
259-260	2	RESIDENTIAL	1.0 AC
261-262	2	RESIDENTIAL	1.0 AC
263-264	2	RESIDENTIAL	1.0 AC
265-266	2	RESIDENTIAL	1.0 AC
267-268	2	RESIDENTIAL	1.0 AC
269-270	2	RESIDENTIAL	1.0 AC
271-272	2	RESIDENTIAL	1.0 AC
273-274	2	RESIDENTIAL	1.0 AC
275-276	2	RESIDENTIAL	1.0 AC
277-278	2	RESIDENTIAL	1.0 AC
279-280	2	RESIDENTIAL	1.0 AC
281-282	2	RESIDENTIAL	1.0 AC
283-284	2	RESIDENTIAL	1.0 AC
285-286	2	RESIDENTIAL	1.0 AC
287-288	2	RESIDENTIAL	1.0 AC
289-290	2	RESIDENTIAL	1.0 AC
291-292	2	RESIDENTIAL	1.0 AC
293-294	2	RESIDENTIAL	1.0 AC
295-296	2	RESIDENTIAL	1.0 AC
297-298	2	RESIDENTIAL	1.0 AC
299-300	2	RESIDENTIAL	1.0 AC
301-302	2	RESIDENTIAL	1.0 AC
303-304	2	RESIDENTIAL	1.0 AC
305-306	2	RESIDENTIAL	1.0 AC
307-308	2	RESIDENTIAL	1.0 AC
309-310	2	RESIDENTIAL	1.0 AC
311-312	2	RESIDENTIAL	1.0 AC
313-314	2	RESIDENTIAL	1.0 AC
315-316	2	RESIDENTIAL	1.0 AC
317-318	2	RESIDENTIAL	1.0 AC
319-320	2	RESIDENTIAL	1.0 AC
321-322	2	RESIDENTIAL	1.0 AC
323-324	2	RESIDENTIAL	1.0 AC
325-326	2	RESIDENTIAL	1.0 AC
327-328	2	RESIDENTIAL	1.0 AC
329-330	2	RESIDENTIAL	1.0 AC
331-332	2	RESIDENTIAL	1.0 AC
333-334	2	RESIDENTIAL	1.0 AC
335-336	2	RESIDENTIAL	1.0 AC
337-338	2	RESIDENTIAL	1.0 AC
339-340	2	RESIDENTIAL	1.0 AC
341-342	2	RESIDENTIAL	1.0 AC
343-344	2	RESIDENTIAL	1.0 AC
345-346	2	RESIDENTIAL	1.0 AC
347-348	2	RESIDENTIAL	1.0 AC
349-350	2	RESIDENTIAL	1.0 AC
351-352	2	RESIDENTIAL	1.0 AC
353-354	2	RESIDENTIAL	1.0 AC
355-356	2	RESIDENTIAL	1.0 AC
357-358	2	RESIDENTIAL	1.0 AC
359-360	2	RESIDENTIAL	1.0 AC
361-362	2	RESIDENTIAL	1.0 AC
363-364	2	RESIDENTIAL	1.0 AC
365-366	2	RESIDENTIAL	1.0 AC
367-368	2	RESIDENTIAL	1.0 AC
369-370	2	RESIDENTIAL	1.0 AC
371-372	2	RESIDENTIAL	1.0 AC
373-374	2	RESIDENTIAL	1.0 AC
375-376	2	RESIDENTIAL	1.0 AC
377-378	2	RESIDENTIAL	1.0 AC
379-380	2	RESIDENTIAL	1.0 AC
381-382	2	RESIDENTIAL	1.0 AC
383-384	2	RESIDENTIAL	1.0 AC
385-386	2	RESIDENTIAL	1.0 AC
387-388	2	RESIDENTIAL	1.0 AC
389-390	2	RESIDENTIAL	1.0 AC
391-392	2	RESIDENTIAL	1.0 AC
393-394	2	RESIDENTIAL	1.0 AC
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397-398	2	RESIDENTIAL	1.0 AC
399-400	2	RESIDENTIAL	1.0 AC
401-402	2	RESIDENTIAL	1.0 AC
403-404	2	RESIDENTIAL	1.0 AC
405-406	2	RESIDENTIAL	1.0 AC
407-408	2	RESIDENTIAL	1.0 AC
409-410	2	RESIDENTIAL	1.0 AC
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413-414	2	RESIDENTIAL	1.0 AC
415-416	2	RESIDENTIAL	1.0 AC
417-418	2	RESIDENTIAL	1.0 AC
419-420	2	RESIDENTIAL	1.0 AC
421-422	2	RESIDENTIAL	1.0 AC
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**UTILITIES & SERVICES:**

- 1. WATER
- 2. SEWER
- 3. GAS
- 4. ELECTRIC
- 5. TELEPHONE
- 6. CABLE
- 7. SLOPE
- 8. ELEVATION
- 9. DISTANCE
- 10. BEARING
- 11. AREA
- 12. PERIMETER
- 13. VOLUME
- 14. WEIGHT
- 15. MASS
- 16. FORCE
- 17. PRESSURE
- 18. ENERGY
- 19. POWER
- 20. FLUX
- 21. RADIATION
- 22. TRANSMISSION
- 23. CONDUCTION
- 24. CONVECTION
- 25. DIFFUSION
- 26. OSMOSIS
- 27. DIOSMOSIS
- 28. ELECTROOSMOSIS
- 29. ELECTRODIALYSIS
- 30. ELECTROLYSIS
- 31. ELECTROCHEMISTRY
- 32. ELECTROCATALYSIS
- 33. ELECTROCOAGULATION
- 34. ELECTROFLUIDIZATION
- 35. ELECTROFILTRATION
- 36. ELECTROKINETICS
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**RECORD OWNER**

RECORD OWNER: [Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 STATE: [State]  
 ZIP: [ZIP]

**APPLICANT**

APPLICANT: [Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 STATE: [State]  
 ZIP: [ZIP]

**ENGINEER**

ENGINEER: [Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 STATE: [State]  
 ZIP: [ZIP]

**LEGAL DESCRIPTION:**

LEGAL DESCRIPTION: [Description]

**DEFINITIONS:**

DEFINITIONS: [Definitions]

**NOTES:**

NOTES: [Notes]

**CONTRACT:**

CONTRACT: [Contract]

**APPENDICES:**

APPENDICES: [Appendices]

**REFERENCES:**

REFERENCES: [References]

**CONTACT:**

CONTACT: [Contact]

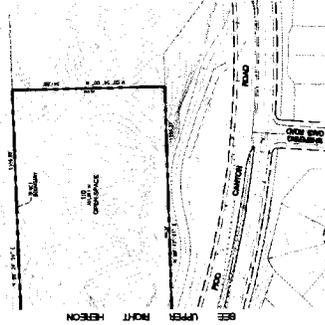
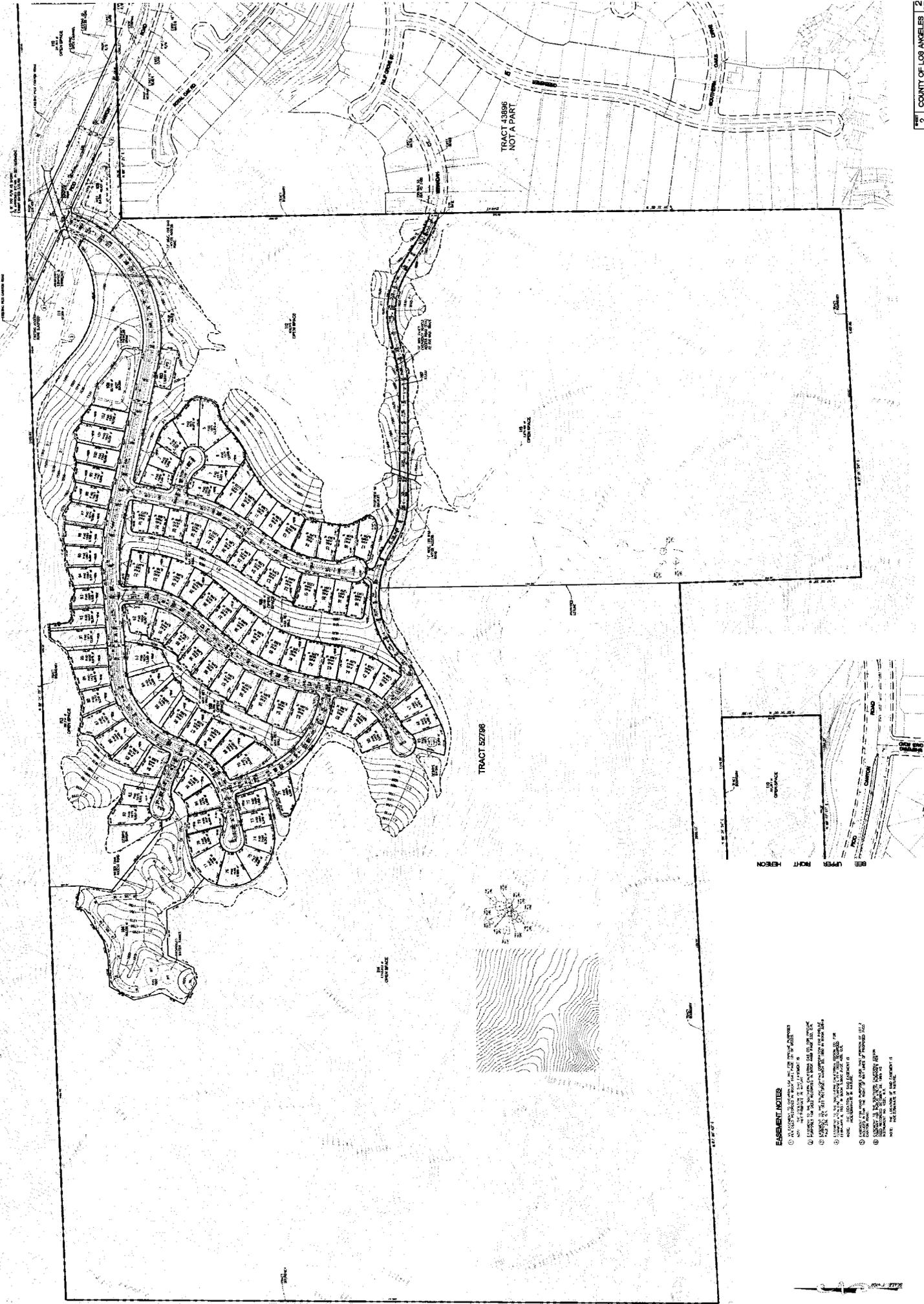
**REVISIONS:**

REVISIONS: [Revisions]

**SCALE:**

SCALE: [Scale]

**DATE:**



- ESSENTIAL NOTES**
1. THIS MAP IS A REPRODUCTION OF THE ORIGINAL RECORD MAP AND IS NOT TO BE USED AS A SUBSTITUTE FOR THE ORIGINAL RECORD MAP.
  2. THE ORIGINAL RECORD MAP IS ON FILE IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF LOS ANGELES, 100 N. WILSON AVENUE, LOS ANGELES, CALIFORNIA 90012.
  3. THIS MAP IS NOT TO BE USED AS A SUBSTITUTE FOR THE ORIGINAL RECORD MAP.
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  10. THE ORIGINAL RECORD MAP IS ON FILE IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF LOS ANGELES, 100 N. WILSON AVENUE, LOS ANGELES, CALIFORNIA 90012.

PREPARED FOR: **LENNAR HOMES**  
 950 WILSON AVENUE  
 CORDONA, CA 92029  
 (951) 877-1542  
 REPRESENTATIVE: CHRIS THOMPSON

DRAWN BY: **ALLIANCE**  
 10000 WILSON AVENUE  
 SUITE 100  
 CORDONA, CA 92029  
 (951) 877-1542  
 REPRESENTATIVE: CHRIS THOMPSON

DATE: 7/20/14  
 SCALE: AS SHOWN ON MAP

PLANNING & ENGINEERING INC.  
 2000 AVENUE 100  
 CORDONA, CA 92029  
 (951) 451-8999

COUNTY OF LOS ANGELES  
 COUNTY CLERK  
 100 N. WILSON AVENUE  
 LOS ANGELES, CALIFORNIA 90012

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 subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
- (2) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
- (3) A revised tentative/exhibit map is required to show the following additional items:
  - a. Use the latest County approved benchmark which was adjusted in 2009.
  - b. Label existing sewer mainline with the PC number and callout the proposed point of connection.
  - c. Lot 75 is approximately 300 feet higher than the proposed road elevation.
  - d. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
  - e. 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 "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 parcel.
2. A revised tentative map is required to show the following items:
  - a. Use the latest County approved benchmark which was adjusted in 2009.
  - b. Label existing water mainline with the name of water purveyor; and the point of connection.
  - c. Provide the capacity of the proposed water tanks and indicate if the proposed tanks are for regional use or for this subdivision only.
  - d. Clarify how the proposed water tanks are connected to the proposed pump station. Are the proposed tanks connected to proposed water distribution line?
  - e. Show the location of the water source for the proposed pump station.
  - f. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 52796 (Rev.)

Page 1/1

TENTATIVE MAP DATED 01-29-2014  
EXHIBIT "A" MAP DATED 01-29-2014

- 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  
tr 52796-rev6.doc  
<http://planning.lacounty.gov/case/view/00-136/>

Phone (626) 458-4918

Date 02-19-2014

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. 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, etc., 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. 52796-01, the second unit, Tract No. 52796-02, and the last unit, Tract No. 52796.
13. Depict all line of sight easements on grading and/or landscaping plans.
14. 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 Regional Planning and Public Works.
14. 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.
15. 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.
16. Show open space note on the final map and dedicate residential construction rights over the open space lots.

17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk’s Office.
18. 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 Regional Planning and Public Works.
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.

   
Prepared by John Chin  
tr 52796-rev6.doc  
<http://planning.lacounty.gov/case/view/00-136/>

Phone (626) 458-4918

Date 02-19-2014

PRELIMINARY CONDITIONS ARE SUBJECT TO CHANGE.

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.
3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). 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 per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
6. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.
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 six percent.
10. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
11. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.
12. Provide intersection sight distance for a design speed of 65 mph (725 feet), if needed, on Pico Canyon Road from "A" Street (northwesterly direction) and 40 mph (415 feet) on "A" Street from "B" Street (northerly direction near Lot 70). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
13. Provide stopping sight distance for a design speed of 40 mph (300 feet) on "A" Street along the curved sections to the proposed entry in the vicinity of Lot 1 to the satisfaction of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
14. Depict all line of sight easements on the landscaping and grading plans.
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 Regional Planning and Public Works.
16. Prepare detailed 1" = 40' scaled signing and striping plans for Pico Canyon Road abutting this subdivision to the satisfaction of Public Works.
17. Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with Pico Canyon Road.
18. Dedicate right of way 50 feet from the latest I.E.C. approved centerline on Pico Canyon Road per P-map 257.

19. Permission is granted to abandon excess right of way on Pico Canyon Road subject to the dedication of right of way and completion of the proposed improvements on the new Pico Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
20. Dedicate the right to restrict vehicular access to Lots 105, 110, and 111 on Pico Canyon Road.
21. Dedicate right of way 32 feet from centerline on "A" Street. The centerline alignment of "A" Street in the vicinity of the easterly tract boundary shall be compatible with Tract 43896.
22. Dedicate right of way 30 feet from centerline on "A" Street west of "C" Street including a standard cul-de-sac bulb, on "B" Street, "C" Street including a standard cul-de-sac bulb, and "D" Street including a standard cul-de-sac bulb.
23. Dedicate right of way 29 feet from centerline including a standard cul-de-sac bulb on "E" Street.
24. Construct full-width highway improvements along the property frontage on Pico Canyon Road, including curb, gutter, base, pavement, and full-width sidewalk to the satisfaction of Public Works.
25. Construct curb, gutter, base, pavement, and sidewalk along the property frontage on all interior streets. Permission is not granted to use the alternate street section on the interior streets.
26. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
27. Remove the existing temporary turnaround on Verandah Court to the satisfaction of Public Works.

28. Provide off-site easement and/or right of way to allow for the construction of the necessary off-site grading and transition pavement for 65 mph design speed to join the new Pico Canyon Road with existing improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary right of way and/or easements.
29. Construct off-site pavement transition for 65 mph design speed to join the new Pico Canyon Road with existing improvements to the satisfaction of Public Works. If needed, provide off-site grading to the satisfaction of Public Works.
30. Construct drainage improvements (and parkway drains, if needed) and offer easements needed for street drainage or slopes to the satisfaction of Public Works. Where streets or highways are located within flood hazard areas or subject to inundation, provide adequate freeboard and slope protection to the satisfaction of Public Works. Construct adequate embankment protection along any sections of highways or streets located within flood plain boundaries or subject to inundation. Adequate freeboard shall also be provided.
31. Construct any new parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA (Americans with Disabilities Act) requirements to the satisfaction of Public Works.
32. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
33. Locate all trails to outside of road right of way.
34. Repair any damaged improvements during construction to the satisfaction of Public Works.
35. Plant street trees along the property frontage on Pico Canyon Road and on all interior streets to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
36. Establish a Landscape Maintenance District, subject to the approval of the Department of Parks and Recreation, for the purpose of maintaining landscaped medians and parkways on all streets and highways.

37. 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.
38. Provide and install street name signs prior to occupancy of buildings.
39. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all green street infrastructure identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.
40. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Pico Canyon Road and on all interior streets 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 the 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 with 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 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.
- 41. Install postal delivery receptacles in groups to serve two or more residential units.
  - 42. 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.

43. A revised traffic study is required to the satisfaction of Public Works. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works.
44. Prior to approval of the final map, pay the fees established by the Board of Supervisors for the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$2,700 per factored unit and is subject to change.
45. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.

*DR*

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