

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53295 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-20-2014
EXHIBIT MAP DATED 08-20-2014

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:

- An approved traffic study. A revised traffic study is currently under review. Please see attached Road review sheet for requirements.

HCW

Prepared by John Chin
tr53295L-rev10.doc
<http://planning.lacounty.gov/case/view/entrada/>

Phone (626) 458-4918

Date 09-17-2014

TENTATIVE MAP DATED 08-20-2014
EXHIBIT MAP DATED 08-20-2014

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:

- A revised traffic study is currently under review. Please contact Jeff Pletyak of our Traffic & Lighting Division Traffic Studies Section at 626 300 4721 for the status and comments as they relate to the condition of approval for this tract.



Prepared by Sam Richards
tr53295r-rev10.doc

Phone (626) 458-4921

Date 09-16-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

1/1

TRACT NO. 53295 (Rev.)

TENTATIVE MAP DATED 08-20-2014
EXHIBIT MAP DATED 08-20-2014

- 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

Phone (626) 458-4918

Date 09-17-2014

tr53295L-rev10.doc

<http://planning.lacounty.gov/case/view/entrada/>

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. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium/residential planned development/commercial planned development/Landscape Maintenance District notes on the final map to the satisfaction of Public Works. The formation of the Landscape Maintenance District for all median and parkway landscaping must be approved by the Department of Parks and Recreation.
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. 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. 53295-01, the second unit, Tract No. 53295-02, and the last unit, Tract No. 53295.
13. If unit filing occurs, reserve reciprocal drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
14. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
15. If applicable, quitclaim or relocate easements running through proposed structures.

16. Provide separate lots for the private drives.
17. Grant ingress/egress and utility easements to the public over the private drives.
18. Show open space note and dedicate residential construction rights over the open space lots.
19. If all 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.
20. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
21. 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.
22. 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.
23. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
24. Permission is granted to record large lots (20-acre or more) parcel map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignments on Route 126 (Henry Mayo Drive,) The Old Road, and Magic Mountain Parkway to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements on Westridge Parkway and along all remaining interior streets on alignments to the satisfaction of Public Works.

25. 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

JL

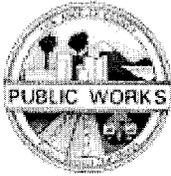
Prepared by John Chin

Phone (626) 458-4918

Date 09-17-2014

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

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

TRACT NO.: 53295

TENTATIVE MAP DATE: 08/20/14
EXHIBIT MAP DATE: 08/20/14

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

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept / Hydrology Study / Low Impact Development (LID) Plan which was conceptually approved on 1/16/2014 to the satisfaction of the Department of Public Works.
2. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. Provide a copy of the 1605 Agreement upon processing the drainage plans. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
3. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPP) are required to meet National Pollutant Discharge Elimination System (NPDES) construction requirements for this site.
4. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
5. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.
6. Obtain and record notarized drainage covenants, in a form approved by Public Works from all impacted offsite property owners, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants reference 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.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.

3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all drainage devices/systems and water quality devices/systems 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.
4. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.

Prior to Improvement Acceptance for Public Maintenance:

1. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Name Ernesto J Rivera Date 09/11/2014 Phone (626) 458-4921
Ernesto J Rivera

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

Tentative Tract / Parcel Map 53295 Tentative Map Dated 8/20/14 (Rev./Exhib.) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 7,800,000 yd³ Location Santa Clarita APN _____
Geologist R.T. Frankian & Associates Subdivider Newhall Land and Farming Company
Soils Engineer R.T. Frankian & Associates Engineer/Arch. Psomas

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 9/16/13, 4/6/10, 11/13/09, 1/16/08, 1/15/08, 4/6/07, 3/18/05
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

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

NOTE: Provide a copy of this review sheet with your resubmittal.

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET (continued)

Tentative Tract / Parcel Map 53295

Remarks (continued):

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

- A. THE SOILS REPORT DATED 3/18/05 INDICATES THERE MAY BE ENVIRONMENTAL CONCERNS REGARDING THE PRESENCE OF OIL WELLS.
- B. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

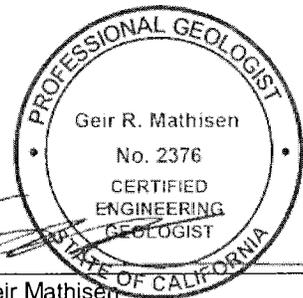
PER THE SOILS ENGINEER:

- C. ADDITIONAL SUBSURFACE INVESTIGATION SHALL BE PERFORMED AS PART OF THE ROUGH GRADING PLAN REVIEW TO FURTHER DEFINE THE POTENTIAL FOR SEISMIC SETTLEMENT ACROSS THE SITE WITHIN PLANNING AREA 1.
- D. THE PRESENCE OF EROSION-SUSCEPTIBLE BEDS SHALL BE DETERMINED DURING ROUGH GRADING.
- E. PAVING STUDIES AND SOIL CORROSIVITY TESTS SHALL BE PERFORMED AT THE COMPLETION OF ROUGH GRADING TO DEVELOP DETAILED RECOMMENDATIONS FOR PROTECTION OF UTILITIES AND STRUCTURES AND FOR CONSTRUCTION OF THE PROPOSED ROADS.
- F. WITHIN BUILDING AREAS AT LOCATIONS WHERE EXPANSIVE SAUGUS FORMATION UNITS ARE EXPOSED AT PAD GRADE, IT IS RECOMMENDED THAT THE BEDROCK BE REMOVED AND RECOMPACTED TO A DEPTH OF AT LEAST EIGHT FEET BELOW THE PROPOSED FINAL PAD ELEVATIONS OR FIVE FEET BELOW THE BOTTOM OF PROPOSED FOOTINGS, WHICHEVER IS GREATER. IT IS ALSO RECOMMENDED THAT THE BEDROCK BE REMOVED AND RECOMPACTED TO A DEPTH OF AT LEAST THREE FEET BELOW PROPOSED SOIL SUBGRADE IN EXPOSED SAUGUS FORMATION AREAS RECEIVING PAVEMENT OR HARDSCAPE IMPROVEMENTS.
- G. AREAS ADJACENT TO RIVER WITH RECOMMENDED BANK PROTECTION ARE NO LONGER A PART OF THIS TENTATIVE MAP. BANK PROTECTION RECOMMENDATIONS INCLUDED IN REPORT DATED 1/15/08.

Prepared by



Jeremy Wan
Soils Section



Geir Mathisen
Geology Section

Date 9/3/14

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

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. Notarized covenant for the offsite privately maintained improvements signed by the offsite property owner to allow the developer to enter and construct proposed improvements.
3. Notarized covenant from the offsite property owner accepting drainage altered by offsite or on site improvement.
4. Oil Well to be closed per DOG regulations and requirements prior to the Grading Plans Approval.
5. Slope setback H/2 (20' max.) is required at the track boundaries with Magic Mountain Theme Park. Slope height to be measured from the top of slope not from the trail elevation.
6. Provide approval of:
 - a. The latest hydrology report/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.
- d. Existing easement holder for encroaching and grading or construction within the easement limits.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

- 7. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
- 8. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.
- 9. If deemed applicable, submit a covenant or a letter of permission to enter and construct.
- 10. Provide deed restriction for cross lot drainage.

Name Nazem Said  Date 9-4-2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 53295\GP 53295\2014-08-21 TTR 53295 SUBMITTAL

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

1. If TR53295 records before TR61105, construct offsite street improvements on Magic Mountain Parkway from the westerly Tract boundary line to The Old Road to the satisfaction of Public Works. Interim improvements pertaining to the required width of Magic Mountain Parkway may be permitted upon further traffic analysis to the satisfaction of Public Works.
2. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. 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. 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.
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, in accordance with AASHTO guidelines.
4. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
5. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
6. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six (6) percent.
7. Provide maximum 6% grade through the knuckles.
8. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10%. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is eight (8) percent.

9. 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 three (3) percent grade on all "tee" intersections.
10. The centerline alignment of Magic Mountain Parkway and Commerce Center Drive shall conform to the approved Interdepartmental Engineering Committee (IEC) P-282 (PW) to the satisfaction of Public Works.
11. Dedicate variable width right-of-way on Magic Mountain Parkway, varying from 67 feet to 113 feet from centerline, to the satisfaction of Public Works.
12. Dedicate slope easement on Commerce Center Drive along the project frontage to the satisfaction of Public Works.
13. Dedicate variable width right-of-way on "A" Street, varying from 32 feet to 55 feet from centerline, "to the satisfaction of Public Works. Additional right-of-way dedication may be necessary on "A" Street to accommodate adequate curb/stripping transitions consistent with an approved detailed signing and striping plan.
14. The design elements (alignment, curvature, slopes, easement widths) of the Private Drives are not necessarily approved. Conform to the final design criteria (alignment, curvature, slopes, right-of-way widths) of the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.
15. Provide a minimum of 25 foot curb return radii at all intersections to the satisfaction of Public Works. Larger radius returns shall be provided at all highway intersections and other intersections where larger radii are warranted at the discretion of Public Works. The following intersections may require larger radii (than that shown on the tentative map or conceptual striping plan) to accommodate turning trucks: Magic Mountain Parkway at "A" Street, "B" Private Drive at "A" Street, This list of intersections shall not serve as a comprehensive list as every intersection shall be constructed appropriately to provide adequate design features to the satisfaction of Public Works.
16. Dedicate adequate property line return radii at all intersections to adequately construct a curb ramp to Americans with Disabilities Act (ADA) standards and to the satisfaction of Public Works. At a minimum, the property line return radii shall be consistent with the necessary curb return radii and parkway widths that are deemed appropriate by Public Works. Additional right of way corner cut offs shall be dedicated at all signalized intersections and other locations where deemed appropriate by Public Works.

17. Reserve easements for ingress/egress purposes over any sidewalks or paseos constructed outside the public right of way to the satisfaction of Public Works.
18. Construct curb, gutter, base, pavement, and sidewalk on all public streets to the satisfaction of Public Works. In addition, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
19. Construct curb, gutter, base, pavement, and sidewalk (if applicable) on all private drives to the satisfaction of Public Works. In addition, if applicable, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. All final design criteria (alignment, curvature, slopes, right-of-way widths) for private drives shall conform to the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.
20. 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. Slough wall is not required if there is a minimum of 3 feet wide flat area between the right of way and the toe of the slope provided there is appropriate drainage system to minimize the sloughing of the slope.
21. The roadway median layouts (pocket lengths, widths, etc.) shown in the plan view of the tentative map are subject to changes based on the final Traffic Study approval and any other necessary design requirements.
22. The typical sections on the tentative maps are not necessarily approved as shown.
23. The layout for the school site within PA 8 is not necessarily approved. Any proposed parking lot circulation shall be to the satisfaction of Public Works and shall depict the driveway locations consistent with the approved conceptual plan dated March 11, 2014.
24. Monument signs located on medians (within private drives or driveways to individual lots) shall not impede adequate line of sight to vehicles or pedestrians.
25. Provide adequate curb transitions on all Private Drives with variable right of way to the satisfaction of Public Works.

26. All gated entries proposed for any commercial lots shall substantially conform to the typical gate details provided in the "Private Drives and Traffic Calming Design Guidelines Manual" to the satisfaction of Public Works. Provide additional stacking distance if determined to be necessary to the satisfaction of Public Works.
27. All emergency vehicle access gates shall remain closed at all times except during an emergency.
28. Provide stopping sight distance for 40 MPH design speed along "A" Street and intersection sight distance from all the driveways and intersections along "A" Street. Line of sight shall be within right of way or dedicated airspace easements to the satisfaction of Public Works. In areas where the intersection sight distance overlaps with the stopping sight distance, the more stringent of the two shall govern.
29. All line of sight easements shall be depicted on grading and landscaping plans to the satisfaction of Public Works.
30. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on all streets and highways to the satisfaction of Public Works. The operation and maintenance of the street lights on the private and future street shall be the responsibility of the Developer/Home Owners Association until such time as the street is accepted for maintenance by the County. 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. The annexation and assessment balloting process takes twelve months or more 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 of 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. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
31. Provide detailed (scale 1" = 40') signing and striping plans consistent with the approved conceptual striping plan (approved on March 11, 2014) and for all multi-lane streets, private drives, and highways in the vicinity of this project and at any other offsite location if required to mitigate any traffic impact (per Traffic and Lighting Division's letter, dated January 18, 2011 or any revisions thereafter) to the satisfaction of Public Works.

32. Traffic Signal Plans (scale 1"=20') shall be required at any location where modification to the existing traffic signal has been deemed necessary and at locations where new traffic signals are to be installed (per Traffic and Lighting Division's letter dated January 18, 2011 or any revisions thereafter) to the satisfaction of Public Works.
33. Signing and striping plans, traffic signal plans (where applicable), and cost estimates are required for every offsite roadway/intersection that requires some form of mitigation (as identified in the approved traffic study or any revisions thereafter) to the satisfaction of Public Works. These plans must be submitted to Traffic and Lighting Division for review and approval prior to final map recordation.
34. Comply with the mitigation measures identified in the attached January 18, 2011 memoranda/letter from our Traffic and Lighting Division or any revisions thereafter to the satisfaction of Public Works. If the signals identified in the study are included as facilities specifically identified for inclusion in the Westside Bridge and Major Thoroughfare Construction Fee District, then the amount and eligibility for a credit against your District obligation may be given if approved by Public Works.
35. Plant street trees on all public streets to the satisfaction of Public Works.
36. Install postal delivery receptacles in groups to serve two or more residential units to the satisfaction of Public Works.
37. Underground all new and 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. Establish a landscape maintenance district, subject to the approval of Parks and Recreation, for the purpose of maintaining landscaped medians and parkways on all streets and highways to the satisfaction of Public Works.
39. Prior to final map approval, pay the fees established by the Board of Supervisors for the Westside Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$21,970 per factored unit and is 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. The necessary improvement plans for VTTM 53295 must be prepared in conformance with the latest approved Newhall Ranch Conceptual Sewer Master Plan PC 11812AS. If the system appurtenances and maintenance responsibilities shown on the improvement plans do not match those detailed in the latest approved Newhall Ranch Conceptual Sewer Master Plan PC 11812AS, the master plan must be revised and/or improvement plans modified to the satisfaction of Public Works.
2. The subdivider shall install and dedicate main line sewers and serve each building or lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works for all facilities to be operated by the Consolidated Sewer Maintenance Districts to the satisfaction of Public Works.
3. The subdivider shall obtain all necessary off-site easements for the construction of any off-site sewer improvements to serve this subdivision prior to the final approval of the sewer improvement plans.
4. Provide on-site sewer easements to the satisfaction of Public Works. All sanitary sewer easements shall be free of any kind of obstructions including but not limited to gates, trees, walls, etc.
5. Locate proposed sewer in the middle of the sanitary sewer easement between lot 175 and lot 176 and provide straight alignment to "C" Drive. Locate proposed sewer to 5 feet north or east of "C" Drive centerline.
6. A sewer area study for the proposed subdivision (PC12056AS, dated 02-09-2014) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

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7. The subdivider shall send a print of the land division map to the Sanitation Districts of Los Angeles County with a request for annexation. The request for annexation must be approved prior to final map approval.
8. Install and dedicate all regional sewer infrastructure required to serve VTTM 53295 as identified in the latest approved Newhall Ranch Conceptual Sewer Master Plan PC 11812AS.
9. 40' x 40' turnaround sewer easement shall be located adjacent to 10' wide sanitary sewer easement.

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Date 09-10-2014

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

1. A "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) shall be provided to the satisfaction of the Department of Regional Planning and Public Works prior to filing any map for recordation.
2. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings/lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
3. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building/lot.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Provide off-site water improvements to bring water to this land division to the satisfaction of Public Works. The subdivider shall obtain all necessary off-site easements for the construction of any off-site water facilities to serve this subdivision.
6. Depict all line of sight easements on the landscaping and grading plans.
7. Install a separate water irrigation systems for recycled water use per landscape plans.
8. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
9. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.

10. Prior to obtaining the building permit from the Building and Safety Office, submit landscape and irrigation plans for each commercial/multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
11. There is no further technical hold on this map, however, SB 610 requires the preparation of a Water Supply Assessment (WSA) which will be required as part of the CEQA evaluation in accordance with Section 10910 and 10912 of the California Water Code (SB 610). The water purveyor shall prepare the WSA and submit to the County for inclusion in the CEQA report.

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Date 09-10-2014