

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 061105 (Rev.) AMENDED EXHIBIT “A” MAP DATED 02-03-2015

1. Comply with all previously approved subdivision conditions for TR 061105 to the satisfaction of Public Works.
2. Comply with the attached conditions (7 pages) for TR 061105 to the satisfaction of Public Works.

HCW



Prepared by Juan Sarda

tr61105-01L- Amend.Exh.Map - Rev2.doc
<http://planning.lacounty.gov/mission-village/>

Phone (626) 458-4919

Date 03-03-2015



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

TRACT NO.: 061105

TENTATIVE MAP DATE: NA
(AMENDED) EXHIBIT MAP DATE: 02/03/2015

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

There are no comments on the proposed revisions, please comply with the previously approved conditions of approval to the satisfaction of the Department of Public Works.

Name  Date 02/26/2015 Phone (626) 458-4921
Andrew Ross

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 61105-01 Tentative Map Dated 2/3/15 (Amend. Exhib) Parent Tract _____
Grading By Subdivider? [] (Y or N) No change yd³ Location Newhall APN _____
Geologist R.T. Frankian & Associates Subdivider Newhall Land
Soils Engineer R.T. Frankian & Associates Engineer/Arch. Hunsaker & Associates, Inc.

Review of:

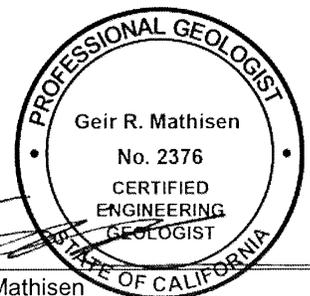
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 12/15/10, 4/29/10, 12/21/09, 10/14/09, 10/13/09
References: 3/11/08, 11/26/07 (Leighton & Associates, Inc.); 3/13/08, 12/4/07, 6/13/05, 12/22/04, 7/22/04, 7/20/04 (A.E. Seward Eng. Geol., Inc.)

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.

Prepared by



Geir Mathisen
Geology Section

Date 2/25/15

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

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

1. Approval of this map pertaining to grading is recommended.

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

Comply with approved conditions for Tract Map No. 61105.

DGR

Name Diego G. Rivera Date 3/3/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Approval (01-20-09).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 61105 (Rev. Amend.)

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EXHIBIT MAP DATED 02-03-2015
LETTER DATED 01-29-2015

We have no objection to the amendment requests. Comply with the following amended conditions:

1. Comply with all other previously approved conditions to the satisfaction of Public Works.

Prepared by Joseph Nguyen *Jn*
tr61105r amended rev2 exhibit map.doc

Phone (626) 458-4921

Date 03-02-2015

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

For information only:

1. The subdivider shall obtain for the construction of any necessary off-site regional sewer improvements either: 1) a recorded easement or other instrument satisfactory to Public Works, or 2) a written commitment from the Sanitation Districts of Los Angeles County to obtain said easement.
2. The subdivider shall obtain a will serve letter from the Sanitation Districts of Los Angeles County that stipulates LACSD has capacity and will ensure service for the subdivision.
3. The outlet(s) for the proposed local sewer system and any Sanitation District facilities for any unit map must be accepted for public use prior to recordation, otherwise the unit map in question must have approved and secured plans for the outlet system on file with Public Works and/or the Sanitation Districts of Los Angeles County.

Prior to recordation of a Final Map:

4. The necessary improvement plans for VTTM 61105 must be prepared in conformance with the 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 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.
5. The subdivider shall install and dedicate main line sewers and serve each building/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.
6. A sewer area study for the proposed subdivision (PC11831AS, dated 2-25-2010) was reviewed and approved. However, the number of units or the density has increased in a certain sub-area. A revision to the previously approved sewer area study must be submitted with the sewer improvement plan for review and approval to the satisfaction of Public Works.
7. Provide on-site easements to the satisfaction of Public Works.

8. The subdivider shall provide to the Public Works an annual status report throughout the construction phase of the project, until such time the new treatment plant is complete and operational, which reports the equivalent capacity units for this subdivision and the existing capacity units originating from the Newhall Ranch Specific Plan discharging into the Santa Clarita Valley Joint Sewerage System.
9. Prior to recordation of the first unit map, the subdivider shall:
 - a. provide documentation demonstrating satisfactory compliance with the provisions specified in the Agreement between County Sanitation Districts Nos. 26 and 32 of Los Angeles County and the Newhall Land and Farming Company Regarding a Plan for the Coordination of Wastewater Management Facilities Relating to The Newhall Ranch Specific Plan Development, dated January 9, 2002, including documentation that the NRSD has become a party to both the Joint Administrative Agreement (JAA) and the modified Santa Clarita Valley Joint Sewerage System Agreement (SCVJSSA).
 - b. have approved regional sewer infrastructure plans on file with the Newhall Ranch Sanitation District or Sanitation Districts of Los Angeles County and furnished a bond, letter of credit or other acceptable means of guarantee satisfactory to the Newhall Ranch Sanitation District or Sanitation Districts of Los Angeles County for the sewer infrastructure system necessary to serve the subdivision.
10. Prior to obtaining the first Building Permit subdivider shall:
 - a. install and dedicate all required regional sewer infrastructure required for VTTM 61105 identified in the approved Newhall Ranch Conceptual Sewer Master Plan PC 11812AS. This infrastructure may exclude the Newhall Ranch WRP facility if its completion is not yet warranted per the Agreement between County Sanitation Districts Nos. 26 and 32 of Los Angeles County and the Newhall Land and Farming Company Regarding a Plan for the Coordination of Wastewater Management Facilities Relating to The Newhall Ranch Specific Plan Development, dated January 9, 2002 as determined by the Sanitation Districts of Los Angeles County.

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

Prior to recordation of a Final map:

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.
 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 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.
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5. Depict all line of sight easements on the landscaping and grading plans.

Prior to Building Permit By Building and Safety Division:

- Prior to obtaining a 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.



Prepared by Tony Hui
tr61105 (AmendExhMap dated 02-03-2015).doc

Phone (626) 458-4921

Date 02-26-2015