

Date 4-12-2011

TO: Susie Tae
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Ramon Cordova/Rob Glaser/
Josh Huntington/Mi Kim/Donald Kress/Jeff Lemieux/Jodie Sackett/
Kim Szalay

FROM: Henry Wong/John Chin
Department of Public Works

TRACT NO. 62053-rev5 (rev'd 04-11-11)

Public Works' report for NO SCM map dated _____.

Revised Public Works' report for map dated 03-10-2011.

Revised pages of Public Works' report for map dated 03-10-2011 as follows.

Water = Denial sheet (Page 1 of 1)

Revised Public Works' report clearing previous _____ denial(s).

Public Works still has *Drainage, Geology & Soils, Grading, Road, Sewer* denial(s).
Water & revised map

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map may be filed.

Other:

cc: *Land Design Consultant (Steve Hunter)*

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) We were advised by Mr. Frank Springer Civil Engineer for the Golden Valley Municipal Water District that the proposed development is within the District service area for water service. We recommend that the developer/consultant to contact Mr. Frank Springer at (760)480-4840 or fcspringer@frankspringerandassociates.com for more details.
- (2) A written statement from the water purveyor indicating that the entire subdivision is within the boundaries or will be annexed within its service area and that the purveyor will serve the proposed subdivision to the satisfaction of Public Works.
- (3) A "Water Supply Assessment" shall be prepared and furnished in the EIR by the Applicant to indicate the availability of adequate water supply as required per Section 10910 and Section 10912 of the California Water Code (SB 610) prior to tentative map approval. Note that the water code defines a public water system as having 3,000 service connections. The water district serving the project does not meet this provision. For additional information, please contact Mr. Massoud Esfahani of Land Development Division at (626) 458-4921.
- (4) Water availability may be affected by the ongoing adjudication of water rights in the Antelope Valley. Approval of the tentative map is contingent on resolution of the adjudication process. The water purveyor has indicated that the proposed project is outside the adjudicated area. Provide sufficient documentation verifying that the project site is outside the adjudication area and the water source being used to service the project is not being drawn from the adjudicated area.



DRP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 62053 (Rev.)

TENTATIVE MAP DATED 03-10-2011
EXHIBIT "A" MAP DATED 03-10-2011

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 drainage concept and Standard Urban Stormwater Mitigation Plan. Please see attached Hydrology and Drainage review sheets (Comments 1, 2 and 5). The latest drainage concept was submitted on 03-23-2011 and is currently under review.
- (2) Please see attached Hydrology and Drainage review sheets (Comments 3, 4, 6 and 7) for additional comments and requirements.
- (3) An approved engineering geologic report. Please see attached Geologic/Soils review sheets. The engineering geologic report shall be submitted directly to Public Works and a review fee is also required.
- (4) An approved soils report. Please see attached Geologic/Soils review sheets. The soils report shall be submitted directly to Public Works and a review fee is also required.
- (5) Please see attached Grading review sheet (Comments 2, 3 and 5) for additional comments and requirements.
- (6) Please see attached Road review sheet (Comments 1, 2 and 3) for additional comments and requirements.
- (7) Please see attached Sewer review sheet for comments and requirements.
- (8) Please see attached Water review sheet for comments and requirements.
- (9) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Revise the square footage to lots with net square footage of less than 20,000 square feet (i.e. Lot No. 4, 5, 111 to 115, 117, 124, 224, 241, 399, 500, 502 etc..). Typical rural sections require lot net square footage to be 20,000 square feet or more.
 - b. Please see attached Hydrology and Drainage review sheet (Comment 4) for requirements.
 - c. Please see attached Grading review sheet (Comments 1, 4 and 5) for additional comments and requirements.
 - d. Please see attached Road review sheet (Comment 4) for requirements.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
HYDROLOGY, DRAINAGE,

TRACT NO. 062053
CUP NO. 05-016

REV TENTATIVE MAP DATED 03/10/2011
EXHIBIT MAP DATED 03/10/2011

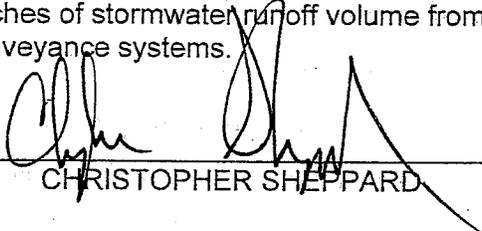
1. Portions of the property lying in and adjacent to the natural drainage courses are subject to flood hazard.
2. A Standard Urban Stormwater Mitigation Plan (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:
 - Ten or more unit subdivision for single-family or multifamily homes;
 - Single-family hillside homes;
 - Developments encroaching into identified floodways, Antelope Valley Master Drainage Plan System or other documented flood prone areas.
2. Prior to tentative map approval for drainage/grading, submit a drainage concept 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 letter of intent for any offsite work. Drainage Acceptance Letter(s) may be required. Comply with the Antelope Valley Drainage Policy.
3. This project will be required to comply with Antelope Valley Drainage Policy and Interim Peak Flow Policy regarding drainage peak flow and volume mitigation criteria. This mitigation will need to comply with all applicable Regional Water Quality Control Board (RWQCB) requirements.
4. Prior to tentative map approval for drainage/grading:
 - Obtain all easement holders' approval for the proposed scope of work.
 - Obtain grading and drainage covenants for proposed offsite improvements from all impacted property owners.
 - Show an alternative (on tentative map and exhibit) for proposed improvements that is compatible with proposed tentative parcel map no. 69865.
5. The latest drainage concept was submitted on 03/23/2011 and is currently under review.
6. Geotechnical concerns regarding the placement of public utilities (i.e. sewer, water, storm drain, etc.) within close proximity to a fault line must be addressed in the geotechnical report to the satisfaction of the Department of Public Works prior to tentative map approval.

7. Prior to final map approval pay the Antelope Valley Drainage Area Fee. The fee is to be based upon the fee rate in effect at the time of recordation. The current fees are according to the following schedule and are subject to change: \$6,309 per lot (single-family residential), \$31,543 per acre (commercial, manufacturing, or industrial), and \$3,155 per unit (condos and apartments).

The stormwater runoff from the site must be treated in accordance with all applicable RWQCB permit requirements.

*Effective July 30, 1999 all development projects shall comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements. For information see SUSMP web page address: <http://888cleanla.com>

The first .75 inches of stormwater runoff volume from the site must be treated prior to discharging into stormwater conveyance systems.

By  Date 04/04/2011 Phone (626) 458-4921
CHRISTOPHER SHEPPARD

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

DISTRIBUTION
_ Geologist
_ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 62053 TENTATIVE MAP DATED 3/10/11 (Rev.)
SUBDIVIDER MDM Gorman Post Ranch, LP LOCATION Gorman
ENGINEER LDC
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering REPORT DATE 1/8/07, 4/22/05

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

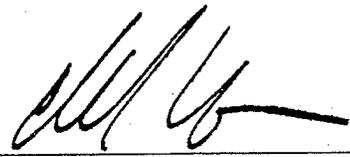
PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

1. Provide an update soils and engineering geology report that addresses the revised tentative map.
2. Provide a response to prior Geology and Soils Engineering reviews dated 10/16/07 (copies attached).

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

Prepared by 

fur Yoshiya Morisaku
Soils Section



Charles Nestle
Geology Section

Date 4/4/11

**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 62053 TENTATIVE MAP DATED 9/17/07 (Revision)
 SUBDIVIDER Gorman Post Ranch, LLC LOCATION Gorman
 ENGINEER Land Design Consultants
 GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc. REPORT DATE 1/8/07, 4/22/05

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 2/6/07):

1. A detention basin on lot 540 is located on a mapped fault line of the San Andreas Fault Zone and is subject to earthquake fault hazard. Revise the location of the proposed detention basin as necessary.
2. Provide a signed and/or wet-stamped hardcopy of Appendix E (Shlemon & Associates, Inc., dated 12/06).
3. The subject site is located in an area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. The above requested report must address the potential for liquefaction and ground failure. The report must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works, and is available on the internet at <http://dpw.lacounty.gov/gmed/manual.pdf>. Provide this office with two (2) original copies of the report for review and distribution to the State of California.

All parameters and data utilized in the liquefaction analysis must comply the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.

4. 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.
5. The Soils Engineering review dated 10/16/07 is attached.

NOTE Provide a copy of this review with your resubmittal

Prepared by _____ Reviewed by  Date 10/16/07
 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 8.2
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 62053
Location Gorman
Developer/Owner Gorman Post Road, LLC
Engineer/Architect Pacific Soils Engineering, Inc.
Soils Engineer Pacific Soils Engineering, Inc. (102565)
Geologist Pacific Soils Engineering, Inc.

DISTRIBUTION:

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

Review of:

Tentative Map and Exhibit Dated by Regional Planning 9/17/07 (rev.)
Soils Engineering and Geologic Report Dated 4/22/05
Soils Engineering and Geologic Addendum Dated 1/8/07
Previous Review Sheet Dated 2/12/07

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

As previously requested:

1. Per County Policy, at least one boring which extends to at least the same depth as the CPT soundings and is located adjacent to the CPT sounding, should be used for sampling and testing to check that the CPT-soil behavior type interpretations are reasonable for the project development. Therefore, provide at least one confirmatory boring to a minimum depth of 50 feet to verify the interpretations of the CPT soundings. Provide SPT / CPT correlations, as necessary. Also verify whether the material found in the confirmatory boring corresponds to material on either side of the existing fault(s). Recommend revised mitigation measures and substantiating calculations as necessary. The liquefaction data and analyses must conform to the State of California Division of Mines and Geology "Special Publication 117", dated 1997 and "Recommended Procedure For Implementation of DMG Special Publication 117", dated March 1999..
2. Clarify the depth of groundwater utilized in the submitted liquefaction analyses. Provide the input of the depth of ground water for the calculations of the liquefaction analyses. Clarify whether liquefaction analyses was conducted under dry sand or saturated conditions.
3. On Page 44 of the submitted report, it states that 20 to 35 feet of removal and recompaction of existing material is recommended to mitigate the liquefaction potential at this site. Determine the settlement as a result of the recommended mitigation measure if applicable. Provide substantiating data and liquefaction analyses as necessary. Provide revised mitigation measures if the predicted settlement exceeds County standards.
4. Show all recommended mitigation measures on the geotechnical map.
5. Requirements of the Geology Section are attached.
6. Include a copy of this review sheet with your response.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.



Prepared by _____

Date 10/16/07

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gme\pub\Soils Review\Jeremy\TR 62053, Gorman, TTM-NA_5.doc

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It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Slope set back as required per grading ordinance (J108).
 - b. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
 - c. Indicate maintenance responsibilities for all slopes to be landscaped per grading ordinance (J110).
2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
3. Prior to tentative map approval submit a covenant or easement documents indicating acceptance of any off-site impacts or permission for any off-site work.
4. A breakdown of earthwork volumes should be shown on the map if phased grading is proposed. Earthwork quantities performed with each unit phase should be consistent with, and considered a fraction of, the overall proposed earthwork quantity for the entire tract. Construction staging or phased grading should also be addressed through the CEQA document associated with the project.
5. Additional Comments:
 - a. Proposed culvert under Future Street may not be maintained privately.
 - b. Specify the CUP# associated with the tentative map on the tentative map as well as the exhibit map

MDK
Name David Esfandi Date 4/6/2011 Phone (626) 458-4921

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Caltrans has provided comments relative to the project's traffic study. Based on the scope of work at the Gorman Post Road and SR 138 intersection, the subdivider will need to submit a separate conceptual signing & striping plan to address Caltrans' comments. As previously requested, obtain approval from Caltrans of a conceptual signing and striping plan and show that the tentative map is in conformance with their approved conceptual signing and striping plan.
2. As previously requested, provide proof that the subdivider has obtained the necessary off-site full-width easement and/or right of way to allow for the construction of the necessary off-site grading and pavement on Gorman Post Road in the vicinity of the easterly and westerly tract boundaries 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.
3. The applicant shall consult with Caltrans to determine the ultimate footprint for the reconfiguration of the I-5/Rte 138 interchange. A Project Study Report (PSR) or Project Report (PR) may be required. As previously requested, based on the approved footprint of the interchange, the applicant shall revise the tentative map (if necessary) to reflect the interchange configuration.
4. A revised tentative map is required to show the following additional items:
 - a. Modify Airspace easement note E to account for 40 mph (not 35mph) and delete the part shown in parenthesis that says (250' for 35 mph increased by 20%) since this part does not apply. On Sheet 6, the stopping sight distance labeled along "S" Street should refer to note E, not note C.
 - b. Update the typical sections on sheet 2 and show the following: include "E" Street, "C" Street (south of "B" Street) and "Z" Street (north of "A-A" Street) as part of the 58' R/w typical rural and urban sections and delete "V" Street, and "Y" Street from the 58' R/w typical rural and urban sections; include "Y" Street as part of the 60' R/w typical rural and urban sections and delete "A" Street, and "C" Street from the 60' R/w typical rural and urban sections; as previously requested, include "A" Street as part of the 64' R/w typical rural and urban sections.

- c. Modify the right of way width to show 58' on "E" Street from "F" Street westerly; and "C" Street from "B" Street southerly on sheet 3 and on "Z" Street from "AA" Street northerly on sheet 6. Modify the right of way width to show 60' on "Y" Street on sheet 6. Modify the right of way width to show 64' on "A" Street on sheets 3 and 4 and on "S" Street from "O" Street to "O" Street on sheets 5, 6 and 7.
- d. The rural typical sections for Gorman Post Road on sheet 3 show a dimensioned r/w width of 98' and 86' and the description calls out a 92' and 80', respectively, make corrections so that the description matches with the dimensions.
- e. Dimension the right of way width on "A" Street from "T" Street German Post Road to northerly "I" Street as 64' on sheet 3.
- f. As previously requested, the extended length of "G" Street, "I" Street, "R" Street and "Y" Street over 1000 feet must be approved by the Fire Department.
- g. The minimum design centerline grade on fill areas is 1%. As previously requested, modify the centerline grades on "D" Street, "Q" Street "T" Street, "U" Street, "W" Street, "A-A" Street and "E-E" Street to comply with the 1% minimum requirement.
- h. Provide 350 feet minimum curve radius for all 64 feet wide streets, make corrections on all applicable streets.
- i. As previously requested, accurately show and delineate all easements required to accommodate stopping sight distance at the following locations. Adjust all grading limits to accommodate the required line of sight. With respect to the position of the vehicle, the driver of the vehicle is presumed to be located 6 feet from TC and the target to be located 6 feet from TC. The proposed line of sight is either deficient or not depicted.

(1) 40 mph (300 feet) on "A" Street, "B" Street, "O" Street, "S" Street

(2) 30 mph (200 feet) on "H" Street, "I" Street, and "R" Street

TENTATIVE MAP DATED 03-10-2011
EXHIBIT MAP DATED 03-10-2011

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. We were advised by Mr. Frank Springer Civil Engineer for the Golden Valley Municipal Water District that the proposed development is within the District service area for sewer service. We recommend that the developer/consultant to contact Mr. Frank Springer at (760)480-4840 or fcspringer@frankspringerandassociates.com for more details.
2. The Wastewater Treatment Plant (WTP) location as shown in tentative map is not approved. A Facility Report for a Regional WTP must be prepared by the applicant's consultants and approved by Public Works and the Golden Valley Municipal Water District. Subsequent to our last report dated 10-29-2007, a policy regarding the requirements for new WTP was adopted. The Facility Report shall assemble basic information and requirements; presents criteria and assumptions; describe in detail the proposed treatment and disposal systems, including design, reliability and performance criteria; provide preliminary equipment and site layout; discuss operation, maintenance, and repair requirements, staffing, and costs; and evaluate environmental impacts and mitigation measures. The report must demonstrate that the proposed treatment and disposal systems can meet all existing and likely future requirements under all operating conditions and on a permanent basis. The approved Facility Report must also be included in the final environmental document. (See attached for the preparation of a detailed Facility Report).
3. All necessary off-site property to accommodate the optimal WTP location and the ultimate WTP capacity based on the Facility Report must be acquired prior to tentative map approval. We recommend considering the possibility of wastewater discharge to the proposed Centennial Project WTP.



Prepared by Tony Khalkhali
tr62053s-rev5.doc

Phone (626) 458-4921

Date 04-05-2011

Approved Dean D. Efstathiou

November 19, 2008

TO: Dean Efstathiou
FROM: Dennis Hunter *DH*
Land Development Division

**POLICY AND REQUIREMENTS FOR FUTURE
WASTEWATER TREATMENT PLANTS**

The following establishes a departmental policy regarding the review, approval, ownership, maintenance, and operation of future Wastewater Treatment Plants (WTP) resulting from new development. This policy was presented in draft form to the development industry for review and comment at the November 13, 2007, Land Development Advisory Committee meeting. No objections or comments have been received.

In general, new development should be designed to connect to new or existing publicly maintained sewers and/or wastewater treatment plants.

The General Plan contains the following goals and policies, which guide the review and approval of proposed sewage disposal systems (Attachment 1).

General Goals and Policies.

- Promote the development and use of new and improved water and waste management technology
- Maintain a balance between increased intensity of development and the capacity of needed facilities such as transportation, water, and sewage systems.
- Provide for land use arrangements that take full advantage of existing public service and facility capacities.
- Encourage more efficient use of land, compatible with, and sensitive to, natural ecological, scenic, cultural, and open-space resources.
- Assure that new development is compatible with the natural and man-made environment by implementing appropriate locational controls and high-quality design standards.
- Design water and waste management systems, which enhance the appearance of the neighborhoods in which they are located and minimize negative environmental impacts.

Dean Efstathiou
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- Encourage compatible, multiple use of water and waste management facilities, including public recreation utilization, where consistent with their original purpose and the maintenance of water quality.
- Increase service efficiencies for water and waste management services while striving to reduce costs.
- Continue to recover off-site costs for capital improvements necessitated by development including required additional plant capacity as well as other water and waste management facilities.
- Design and construct new water and waste management facilities to maintain or protect existing riparian habitats.

In addition to the General Plan, the County has various Area plans such as the Antelope Valley Areawide Plan, the Santa Clarita Valley Area Plan, and the Santa Monica Mountains North Area Plan, to name a few, which also contain goals and policies, all of which control and provide the regulatory framework for the review and approval of proposed sewage disposal systems (Attachment 2). This policy is intended to consolidate these goals and policies with respect to the planning and location of wastewater treatment plants. If there is a discrepancy between this policy and the goals and policies contained in a particular Area Plan or their implementing ordinances, the Area plans and implementing ordinances shall govern.

Furthermore, Government Code Section 66485 and County Code Section 21.32.120 (Attachment 3) authorize the County to require that improvements installed by a subdivider, for the benefit of the subdivision, contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision.

Where the connection to public sewers is not feasible, the referenced General and Area Plan goals/policies and the requirements for supplemental capacity can best be achieved through regional solutions to wastewater treatment and disposal. Accordingly, this memorandum establishes a departmental policy to encourage Regional WTPs and the procedures for the review and approval of a Regional WTP where the above-mentioned option is not feasible. Different review and approval requirements will pertain when the proposed WTP would require the formation of a new County Sanitation District.

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Therefore, the following items shall be required prior to tentative map approval for projects located in areas not currently served by an existing publicly maintained WTP, unless special circumstances exist with respect to any particular subdivision such that the a Regional WTP would be inconsistent with the above-referenced requirements and policies:

- A Facility Report/Sewer Area Study for a Regional WTP must be prepared by the applicant's consultants and approved by Public Works. The study must, among other things, identify the full regional boundaries of the area associated with the proposed development, the interim and ultimate sewage discharge, the proposed sewer locations, and the optimum location for a WTP for the region. The approved Facility Report/Sewer Area Study must also be included in the final environmental document. Facility Report Requirements (Attachment 4) and Sewer Area Study Guidelines (Attachment 5) are included herein.
- All necessary off-site property acquisition to accommodate the optimal WTP location and the ultimate WTP capacity based on the Facility Report. Refer to policy for Tentative Maps requiring off-site easements for public improvements dated September 20, 2006 (Attachment 6).
- The Facility Report shall be reviewed by Waterworks, Sewer Maintenance, and Land Development Divisions with input from other divisions as applicable (Design, Environmental Programs, etc.). Upon the satisfactory review of the above, Land Development Division will provide conditional approval for the design and construction of the WTP including, but not limited to, the following:
 1. Local sewer system within the subdivision.
 2. Off-site trunk line to the WTP.
 3. First phase of a Regional WTP that must have the ability to be expanded to the ultimate capacity as other development occurs.

Under these conditions, Public Works will accept, own, and operate regionally planned WTPs. Issues regarding district/zone formation; financial agreements; initial plant start up, operation, maintenance, and warranty period; and facility acceptance/transfer will be established on a case-by-case basis.

Dean Efstathiou
November 19, 2008
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In the event a consultant is needed to assist Public Works in the review of a proposed WTP, Land Development, Design, Waterworks, and Sewer Maintenance Divisions will participate in processing a Request for Proposal and selecting a WTP consultant. Waterworks and Sewer Maintenance Divisions will be lead in providing the technical management and oversight of the consultant. Land Development Division will be lead in providing the administrative oversight to ensure that the developer maintains adequate funds to cover our expenditures associated with the review of the WTP project including the consultant contract and attorney costs for reviewing legal documents and agreements.

RGD: la
LD-0/P:/ldpub/ADMIN/ROSSANA/WTP POLICY (Final) .doc

Attach.

cc: Administration (Cadena, Rubin)
Architectural Engineering (MacGregor)
Design (Kumar)
Sewer Maintenance (Del Real, Lehto)
Waterworks (Ariki, Pederson)
Land Development (Burger, Chong, Sheridan)

CONSOLIDATED SEWER MAINTENANCE DISTRICT (CSMD)
FACILITY REPORT REQUIREMENTS

The first step in the review process for a new local wastewater treatment plant is the preparation of a detailed Facility Report. The Facility Report shall be provided to the satisfaction of the Department of Public Works (DPW). Any significant changes to the project resulting from permit approvals or environmental review shall be readdressed in a revised Facility Report.

The Facility Report shall assemble basic information and requirements; presents criteria and assumptions; describe in detail the proposed treatment and disposal systems, including design, reliability and performance criteria; provide preliminary equipment and site layout; discuss operation, maintenance, and repair requirements, staffing, and costs; and evaluate environmental impacts and mitigation measures. **The report must demonstrate that the proposed treatment and disposal systems can meet all existing and likely future requirements under all operating conditions and on a permanent basis.** The report must also address all Title 22 engineering report requirements when recycled water reuse is proposed. The Facility Report shall be prepared and signed by a properly qualified engineer, registered in California and experienced in the field of wastewater treatment, reuse, and disposal. The Facility Report shall include the following information at a minimum:

- I. **Project Description:** Discuss the problems which have resulted in consideration of a local wastewater treatment plant and the need to have it maintained by the CSMD. Describe the proposed development, collection, treatment, and disposal systems including maps and layouts.

- II. **Regulatory Requirements:** Identify and provide details of all federal, state, and local regulations, requirements, and permit approvals necessary and pertinent to the proposed treatment and disposal system (i.e. RWQCB, NPDES, AQMD State/County Health Departments, Fish & Game, Regional Planning, Fire Department, etc.). Information should be summarized in a table format where possible and/or discussed in narrative. Proposed or likely future requirements and limits should also be identified and included. Where feasible, reference and append excerpts of requirements to the report. Special emphasis should be placed on the following issues:
 - a. Effluent disposal/reuse requirements and limits. Include a copy of the Regional Water Quality Control Board (RWQCB) discharge or tentative discharge permit, if available. A final discharge permit from the RWQCB must be acquired and all issues raised by the permit addressed prior to project approval.
 - b. Sludge/Solids/Screenings/Brine treatment, storage, handling, transporting and disposal requirements and limits. Refer to disposal requirements below.
 - c. Air quality and noise requirements and limits.

- d. Monitoring, sampling, and reporting requirements and frequencies.
- e. Chemical transport, storage, safety, and use requirements.
- f. OSHA and Fire Department safety requirements.

Where special studies or investigations are necessary to establish requirements or limits, they shall be performed and their results and conclusions analyzed. Such special studies may include: geologic, hydrologic, groundwater, surface water, air quality, noise, sludge disposal, etc.

III. Proposed Process Description and Design Criteria: Provide a detailed description of the proposed process and design criteria. Include a design data summary table indicating the critical design parameters, loadings, and expected performance of units, processes, and equipment. Provide sketches, diagrams, pictures, manufacturer cut-sheets, and other information to clearly define the treatment system and equipment.

a. Design Flows and Loadings: Provide a summary table of design influent and return flow rates and characteristics. The expected fluctuation range of all stated values and the basis for the values must be included in the table. Analysis of the potable water source should also be included.

- o Design population and number/type of connections
- o Average Annual Flow
- o Maximum Month Flow
- o Maximum and Minimum Day Flow
- o Maximum and Minimum Hour Flow
- o Peak Instantaneous Flow
- o Daily flow pattern
- o Inflow and Infiltration
- o Initial and phased flows, if applicable
- o Return flow rates, strength and locations
- o Influent and return flow characteristics, including:
 - BOD/CBOD
 - COD
 - PH
 - Temperature
 - TSS
 - TDS
 - Chloride
 - Sulfide
 - Boron
 - Nitrogen Species
 - Phosphorus
 - Alkalinity
 - Heavy Metals
 - Priority Pollutants

b. Process Units: Describe each unit process, operation, and component, including: auxiliary, support, and related equipment.

- o Objectives and reason for selection of proposed process.
- o Operational modes and control strategy.
- o Type, size, number, capacity, configuration, loading factors, features, expected performance, and other pertinent design factors.
- o *Reliability, redundancy, and backup provisions.
- o *Maintenance repair, bypass, and emergency operation provisions.
- o Noise, odor, and vector problems and mitigation provisions.
- o Design life for structures and equipment.
- o Materials of construction, surface treatment, and corrosion protection.
- o All processes, operations, components, and equipment should be addressed, including but not limited to:
 - Pumping operations
 - Headworks/preliminary treatment
 - Flow equalization. (*Note: Flow equalization shall be provided. Equalization shall provide for 24-hour equalized flow under worst case flow conditions and including any return flows. Adequate aeration, mixing, odor control, corrosion protection, reliability, and maintenance repair provisions shall be provided in the design.*)
 - Secondary treatment
 - Tertiary treatment
 - Advanced treatment, if applicable
 - Disinfection
 - Chemical addition, storage and handling
 - Effluent storage
 - *Emergency holding and backup power
 - Sludge/Solids/Screenings/Brine processing, storage, and handling
 - Odor and noise control
 - Control, monitoring, alarms, recording, and sampling
 - Auxiliary equipment

**Note: Facility must include an automatically actuated emergency generator capable of operating all facilities at peak conditions and emergency overflow holding basin capable of accommodating a minimum 24 hour average design flow. The design must provide reliability features, redundancy, and backup provisions to allow the continuous automatic treatment of sewage to the required level*

considering the failure of any single process or mechanical unit. In addition, design must provide operational flexibility, redundancies, standby processes/equipment, bypass provisions, equipment removal features, tank dewatering, tank entry, and any other provisions necessary to allow the convenient removal of any process, tank, assembly, piece of equipment, or sensor from service for both short-term maintenance and long-term repair or replacement without any interruption or reduction in treatment. Anything short of multiple treatment trains with the capability of removing one train from service without impacting treatment capabilities will require special demonstration of equivalence to the satisfaction of the DPW. Satisfactory operating reliability and maintenance flexibility must be demonstrated in the Facility Report.

- c. Process Control and Schematics: Provide a description of process flow and control for all processes, including normal modes, alternate flow options, bypassing options, chemical addition, odor control, and sludge/solids handling. Description should tie into and/or reference schematic diagrams and unit process descriptions, where applicable. Multiple schematic diagrams may need to be drawn for clarity.
- o Provide a process and instrumentation diagram(s), including normal modes, alternate flow options, bypassing options, recycle/return flows, chemical addition, odor control, and sludge/solids handling.
 - o Provide a solids balance diagram for the treatment process.
- d. Process Layout and Hydraulic Profile: Provide drawings of the preliminary process layout and hydraulic profile(s), including sludge handling. The hydraulic profile(s) should identify and reflect peak instantaneous design flow, peak return flows, and hydraulic conditions for normal modes, alternate flow options, and when critical processes are out of service or bypasses are made. Pertinent data should include identification of operational mode; flow rates in processes and parallel trains; pump, water surface, tank, and other critical elevations/levels; and flow controls.
- e. Treatment Effectiveness: Include a section on treatment effectiveness with a summary table comparing influent, effluent, and regulatory limits under the various conditions. Provide analysis of treatment effectiveness under average, maximum, start-up, maintenance bypass, and other critical loadings/fluctuations. Consider treatment effectiveness with one entire treatment train out of service and at low flow start-up. Include information on the minimum number of homes necessary to be occupied to achieve effective sustained treatment. Discuss any special design or operational considerations necessary to handle the critical situations. Provide calculations, actual performance data from similar type/size treatment

facilities, pilot test data, and any other information necessary to backup stated treatment effectiveness claims.

IV. Site Information and Facilities Layout: Provide information on the proposed site, site/facilities layouts, and surrounding area. Include maps, layout plans, discussions, and any other information to help fully describe the area, site, and layouts. Maps and layouts should be of a scale acceptable to the DPW and include a scale, north arrow, and legend.

a. Surrounding area information, including:

- o Aerial pictures of surrounding area and site itself.
- o Identify property lines, proposed subdivision lines, surrounding land uses, drainage courses, streams, water bodies, wells, and groundwater basins.
- o Provide climatic data for the area and show prevailing wind direction.

b. Site information and layout, including:

- o Existing and proposed site topography, including proposed structure elevations.
- o Property lines, proposed subdivision lines, and existing or proposed easements. *Note: The Minimum buffer distance from treatment units as stated in Table 15-10 of "Wastewater Engineering Treatment and Reuse", 4th Edition, by Metcalf and Eddy, shall be provided in addition to other odor and noise control measures.*
- o Access, parking, and site security fencing.
- o Processes, structures, equipment, expansion/replacement areas, and storage areas.
- o Drainage to protect facilities from 100 year storm and isolation measures to prevent spillage of sludge, sewage, screenings, and chemicals into the storm drainage system.
- o Topographic and/or vegetative features to screen facilities from public views, including sight line analysis and/or renderings.
- o Geotechnical factors that could affect the design, construction, or operation. Factors may include: topography and effects of site layout or construction; soil profile and effects on earthwork and structural design; water table effects; faulting, seismicity, and liquefaction; corrosion potential; etc.
- o Building information including description of features and layout of equipment room(s); control room; office; laboratory; restrooms; and maintenance, chemical, and storage areas.

- V. Effluent Disposal: Provide a detailed and comprehensive analysis on the method, location, design, adequacy, and requirements for the proposed effluent storage, conveyance, and disposal system. The analysis shall demonstrate that the proposed effluent disposal option(s) will provide a reliable permanent disposal solution that will not create a nuisance or impact public health, the environment, or private property. Use/disposal of effluent by a private entity that could potentially cease acceptance of the effluent in the future is unacceptable as a sole disposal option. The analysis shall consider both existing and likely future discharge requirements and potential impacts.

Where spray irrigation is proposed as a disposal option for recycled water, the following issues shall also be considered:

- o The recycled water use area and irrigation system shall be owned, controlled, and maintained by a single entity acceptable to the DPW, Regional Water Quality Control Board, and County/State Health Departments. The entity shall have legal, technical, management, and financial capabilities to own, operate, maintain, and fund recycled water irrigation systems and use areas. Details on the proposed entity, its capabilities to meet the aforementioned requirements, and proposed legal/contractual arrangements between the entity and the CSMD shall be provided. An agreement between the entity and the CSMD may be necessary to guarantee the continual acceptance and the proper use of all recycled water produced.
- o Sufficient storage for worst-case wet periods, but not less than 90 days storage, must be provided or an alternate long term disposal method shall be provided. Multiple enclosed storage tanks/reservoirs shall be provided to the satisfaction of the DPW. Measures to handle stagnation, odors, vectors/pests, regrowth of microorganisms, security/safety, and other potential problems associated with enclosed reservoirs shall be addressed in the Facility Report.
- o Drought and summer period potable water supplement must be evaluated. Potable water purveyor shall be made aware of and agree to supply necessary supplemental demand. The user of the recycled water shall maintain the potable water supplement meter and pay all water bills directly to the potable water purveyor.

- VI. Sludge/Solids/Brine Disposal: The processing and disposal of sludge, solids, or brine waste must be performed off-site by an entity acceptable to the DPW. The waste processing and disposal entity must be a governmental, special district, or other acceptable entity that is willing to **permanently** process and dispose waste from the facility. Waste disposal by a private entity or by a method that could potentially cease viability in the future is unacceptable as a long-term disposal option. Provide information on the quantity and quality of wastes to be produced; the storage, handling, and transport provisions; and the method, location, reliability, longevity, costs, and requirements of the entity that will handle processing and disposal. Include contact/permit information, a sample contract/permit, and a letter confirming permanent disposal availability and commitment from the disposal entity. A finalized contract/agreement for long-term acceptance of wastes must be executed prior to approval of the project.
- VII. Operation, Maintenance, and Repair: Provide a description of the operation, maintenance, repair, and replacement requirements, staffing needs, and costs. Include a detailed spreadsheet analysis of annual operating/maintenance costs and future repair/replacement costs. Prior to preparing the analysis, the engineer should consult with the CSMD regarding the format, content, and current labor/equipment rates. It will be necessary for the engineer to conduct a thorough investigation and provide detailed information on the availability and costs of utilities, chemicals, consumables, sludge/waste disposal, permit fees, sampling/laboratory costs, repair/replacement parts/equipment, potential contract operation/maintenance entities, and any other items requested by the CSMD. Provide information on at least three local vendors capable and willing to deliver the type and quantity of necessary chemicals.
- VIII. Environmental Impact: Evaluate potential environmental impacts and discuss proposed or required mitigation measures. Discuss the status of California Environmental Quality Act compliance. Include and discuss any draft environmental documents available. This section will need to thoroughly address potential environmental impacts if no draft environmental document is available. If an environmental document has already been prepared or approved, then this section shall demonstrate that the proposed facilities are fully addressed and in compliance with the document.

TENTATIVE MAP DATED 03-10-2011
EXHIBIT MAP DATED 03-10-2011

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) We were advised by Mr. Frank Springer Civil Engineer for the Golden Valley Municipal Water District that the proposed development is within the District service area for water service. We recommend that the developer/consultant to contact Mr. Frank Springer at (760)480-4840 or fcspringer@frankspringerandassociates.com for more details.
- (2) A written statement from the water purveyor indicating that the entire subdivision is within the boundaries or will be annexed within its service area and that the purveyor will serve the proposed subdivision to the satisfaction of Public Works.
- (3) Provide a "Water Supply Assessment" from the water supplier to indicate the availability of adequate water supply as required per Section 10910 and Section 10912 of the California Water Code (SB 610) prior to tentative map approval. For additional information, please contact Mr. Massoud Esfahani of Land Development Division at (626) 458-4921.



Prepared by Tony Khalkhali
tr62053w-rev5.doc

Phone (626) 458-4921

Date 04-05-2011

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

TRACT NO. 62053 (Rev.)

TENTATIVE MAP DATED 03-10-2011
EXHIBIT "A" MAP DATED 03-10-2011

- 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
tr62053L-rev5.doc

Phone (626) 458-4918

Date 03-29-2011

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. 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.
8. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
9. Dedicate vehicular access rights to the rear of double frontage residential lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
13. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
14. Place standard Landscape Maintenance District notes on the final map to the satisfaction of Public Works.
15. 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.
16. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
17. The first unit of this subdivision shall be filed as Tract No. 62053-01, the second unit, Tract No. 62053-02, and the last unit, Tract No. 62053.
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 Public Works and the Department of Regional Planning.
19. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

20. Grant ingress/egress and utility easements to the public over the private and future or future streets.
21. Quitclaim or relocate easements running through proposed structures.
22. 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.
23. 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.
24. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
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.

Preliminary conditions only:

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 and a minimum centerline curve radius of 100 feet on all cul-de-sac streets.
2. 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). 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 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.
6. 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 a 58 feet right of way.
7. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
8. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 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 3 percent grade on all "tee" intersections to the satisfaction of Public Works.

Preliminary conditions only:

10. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.
11. The subdivider shall conform with the approved conceptual signing and striping plan dated August 28, 2007 and shall submit a final 40' scale detailed signing striping plan for approval. The preliminary striping exhibit as shown on the tentative map is an alternate striping plan to account for the rural section of Gorman Post Road and is consistent in concept with the approved conceptual plan.
14. Provide intersection sight distance for a design speed of:
 - (a) 40 mph (415 feet) on "A" Street from "K" Street (easterly direction), from "L" Street (both direction) and from "I" Street (southerly direction); "B" Street from "E" Street (both directions), from "G" Street (both directions), and from "H" Street (southerly direction); "O" Street from "P" Street (both directions), from "Q" Street (westerly direction), from "R" Street (southerly direction) and from "U" Street (easterly direction); "S" Street from "O" Street (easterly direction), from "V" Street (westerly direction), from "X" Street (both directions), from "Y" Street (northerly direction); from "Z" Street (both directions); and from "B-B" Street (easterly direction).
 - (b) 60 mph (650 feet) on Gorman Post Road from "S" Street (off-site) (westerly direction).

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

15. Provide stopping sight distance for a design speed of:
 - (a) 40 mph (300 feet) on "A" Street, "B" Street, "O" Street, and "S" Street,
 - (b) 30 mph (200 feet) on "H" Street, "I" Street, and "R" Street

Preliminary conditions only:

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle, the driver of the vehicle is presumed to be located 6 feet from TC and the target to be located 6 feet from TC.

16. Depict all line of sight easements on landscape and grading plans.
17. Provide property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of local streets with Gorman Post Road plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
18. Provide the necessary off-site right of way/easement to allow for the construction of the necessary off-site grading and pavement/transition on Gorman Post Road in the vicinity of the easterly and westerly property lines and to accommodate the pavement widening in the vicinity of "S" Street to provide for additional lanes per approved signing and striping plans, 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.
19. Dedicate right of way 40 feet from centerline and comply with P-276 (PW) or the latest approved centerline on Gorman Post Road to the satisfaction of Public Works.
20. Permission is granted to vacate excess right of way on Gorman Post Road, providing the adjoining property owners have the underlying ownership of the area to be vacated. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
21. Make an offer of private and future right of way 32 feet from centerline on "A" Street from Gorman Post Road to northerly "O" Street, "B" Street, "C" Street from Gorman Post Road to "B" Street, "O" Street and "S" Street (on site) from Gorman Post Road northerly to most northerly "O" Street.
22. Provide adequate right of way for constructing a turnaround with a minimum radius of 32 feet on "A" Street, "B" Street, "C" Street and "S" Street in the vicinity of the gate entrance to the satisfaction of Public Works.
23. Make an offer of private and future right of way 30 feet from centerline on, "E" Street from "B" Street to "F" Street, "I" Street from "A" Street to "J" Street, "S" Street from

Preliminary conditions only:

- "O" Street to "W" Street, "T" Street from "A" Street to "S" Street, "X" Street from "S" Street to the knuckle "Y" Street, "Z" Street from "S" Street to "A-A" Street, and "B-B" Street from "S" Street to "C-C" Street.
24. Make an offer of private and future right of way 30 feet from centerline plus additional right of way for a standard cul-de-sac bulb, "G" Street, "H" Street, "I" Street "R" Street, and "Y" Street, The extended length of "G" Street, "I" Street, "R" Street and "Y" Street over 1000 feet must be approved by the Fire Department.
 25. Make an offer of private and future right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "C" Street from "B" Street southerly, "D" Street, "E" Street from "F" Street westerly, "F" Street, "J" Street, "K" Street, "L" Street, "M" Street, "N" Street, "P" Street, "Q" Street, "S" Street from "W" Street northerly, "U" Street, "W" Street, "X" Street from the knuckle northerly and, "Z" Street from "A-A" Street northerly, "A-A" Street, "B-B" Street from "C-C" Street southerly, "C-C" Street, "D-D" Street, "E-E" Street, and "F-F" Street.
 26. Dedicate any additional right of way required to accommodate the ultimate interchange footprint for the I-5/Rte 138 interchange.
 27. Provide additional right of way on "S" Street, "A" Street, "B" Street, and "C" Street preceding the vicinity of the gated entrance to the satisfaction of Public Works.
 28. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
 29. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on all streets within the tract boundaries to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way. Permission is granted to use the alternate sections (urban improvements with curb and gutter) as shown on Tentative Map. If the alternate section (urban improvements with curb and gutter) is used, construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. Section 21.32.190 of the Subdivision Code allows to not construct sidewalks for lots of net area greater than 15,000 square feet. Only a few of the more than 500 single family lots proposed are less than 15,000 square feet; therefore, we have no objection to waiving the sidewalk if the subdivider elects to use the alternate urban section.
 30. Construct secondary highway improvements on Gorman Post Road consistent with

Preliminary conditions only:

the typical section shown on the tentative map. Permission is granted to use the alternate rural highway (modified) section. If sidewalk is proposed, the walk (5 feet minimum) shall be setback a minimum of 10 feet from the edge of traveled way (flowline). The right of way line is then setback 6 inches from back of walk.

31. 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 along the property frontage on Gorman Post Road to the satisfaction of Public Works. The wall shall not impede any required line of sight.
32. Locate the entry gate or key pad (if one is provided) a minimum of 50 feet beyond the right of way of Gorman Post Road and construct a turnaround with a minimum turnaround radius of 32 feet on "S" Street, "A" Street, "B" Street, and "C" Street preceding the gated entrance to the satisfaction of Public Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in the approved conceptual signing and striping plans. Setback the raised median nose on "S" Street, "A" Street, "B" Street, and "C" Street a minimum of 20 feet from Gorman Post Road right of way to the satisfaction of Public Works.
33. Dedicate vehicular access rights on Gorman Post Road. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
34. Plant street trees along the property frontage on Gorman Post Road to the satisfaction of Public Works. If alternate sections (urban improvements with curb and gutter) as shown on Tentative Map are constructed, plant street trees along those streets to the satisfaction of Public Works.
35. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of the 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.
36. Install postal delivery receptacles in groups to serve two or more residential lots.
37. Provide and install street name signs prior to occupancy of buildings.
38. Provide vehicular access to all inlet/ outlet structures.
39. Prior to final map approval, enter into an agreement with the County franchised

Preliminary conditions only:

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.

40. Comply with the mitigation measures identified in the attached February 20, 2007 memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works and comply with all mitigation measures as required by Caltrans. If project is phased, comply with all requisite traffic mitigations prior to recording phase 1; unless a phasing traffic study is approved to the satisfaction of Public Works.
41. Final site plans for the wastewater treatment plant must be submitted to Traffic and Lighting Division for review and approval for access locations (including sight distance) and parking lot circulation.
42. Traffic Signal Plans (Scale 1:20) will be required at any location where modification to the existing traffic signal is deemed necessary and at locations where new traffic signals are to be installed to the satisfaction of Public Works.
43. Comply with the following street lighting requirements for all urban sections (A revised condition by Traffic & Lighting addressing the rural sections is pending):
 - a. Provide street lights on concrete poles with underground wiring on Gorman Post Road, "S" Street (off-site), and all interior streets within the tract boundaries 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.
 - i. Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

Preliminary conditions only:

- ii. 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.
- iii. 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 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. Provide the following 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. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

PC

PP - Ramon



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 62053 Tentative Map Date: March 10, 2011 - Ex A

C.U.P. _____ Vicinity _____

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: SEE ADDITIONAL COMMENT SHEET FOR SPECIFIC ACCESS HOLDS AND CONDITIONS.

By Inspector: Juan C. Padilla Date April 5, 2011

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

Subdivision No: TR 62053

Tentative Map Date: March 10, 2011 - Ex A

TENTATIVE MAP HOLD

- 1 Provide a copy of the Preliminary Water System Design, a Will Serve letter or any documentation from the Golden Valley Municipal Water District which indicates the proposed water system will be design to meet the minimum fire flow requirements.
- 2 Proposed Private Driveways and Fire Lanes shall provide minimum unobstructed width of 20 feet, clear to the sky, and a minimum 32 feet centerline turning radius for all required turns. Indicate compliance on the Exhibit Map by providing a Private Driveway and Fire Lane cross section on Sheet 2.
- 3 Provide a Private Driveway and Fire Lane for Lots 482 and Lot 483. Indicate compliance on the Exhibit Map.
- 4 Provide a minimum paved width of 24 feet on the proposed driveway accessing Lots 346 thru Lots 349. Indicate compliance on the Exhibit Map.
- 5 Clarify the Private Driveway and Fire Lane notations within Lot 155 and Lot 156. Indicate compliance on the Exhibit Map.

FINAL MAP CONDITIONS OF APPROVAL

- 1 Submit verification of an updated Fuel Modification Plan approval to our office for review and acceptance prior to Final Map clearance.
- 2 Lots with shared driveways shall record a reciprocal access agreement to the satisfaction of the Department of Regional Planning prior to Final Map clearance. Submit verification to our office for review and acceptance.
- 3 All proposed lots adjacent to the overhead powerlines easements shall ensure any future proposed structure is in compliance with the Fire Department's Regulation 27 during the architectural plan review by the Fire Department prior to building permit issuance.
- 4 All proposed gates shall comply with the Fire Department's Regulation 5 (Limited Access Devices and Systems) during the construction phase of the gates.

By Inspector: Juan C. Padilla

Date: April 5, 2011



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 62053 Tentative Map Date: March 10, 2011 - Ex A

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is _____ gallons per minute at 20 psi for a duration of ___ hours, over and above maximum daily domestic demand. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Upgrade / Verify existing _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
 Location: As per map on file with the office.
 Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Fire Hydrants location and required fire flows will be re-determined once access HOLDS have been addressed.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date April 5, 2011

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	62053	DRP Map Date:	03/10/2011	SCM Date:	04/07/2011	Report Date:	03/22/2011
Park Planning Area #	48		WEST ANTELOPE VALLEY			Map Type:	REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	4.65
IN-LIEU FEES:	\$130,623

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$130,623 in-lieu fees.

Trails:

See also attached Trail Report.

***** Advisory:**

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section

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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	62053	DRP Map Date: 03/10/2011	SMC Date: 04/07/2011	Report Date: 03/22/2011
Park Planning Area #	48	WEST ANTELOPE VALLEY	Map Type: REV. (REV RECD)	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.91	0.0030	533	4.65
M.F. < 5 Units	1.51	0.0030	0	0.00
M.F. >= 5 Units	2.65	0.0030	0	0.00
Mobile Units	2.15	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				4.65

Park Planning Area = **48 WEST ANTELOPE VALLEY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	4.65	\$28,091	\$130,623

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
4.65	0.00	0.00	4.65	\$28,091	\$130,623



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



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Tract Map No. 062053

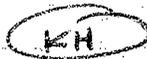
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Tentative Tract Map Date: March 10, 2011 (5th Revision)

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend approval of **Vesting Tentative Tract Map 062053** until the requirements listed on the attached report have been satisfied.

All requested documents should be sent to the following:

Los Angeles County Environmental Health
Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706
Attention: Ken Habaradas
E-mail: khavaradas@ph.lacounty.gov



Prepared by: Ken Habaradas

Phone No: (626) 430-5382

Date: April 5, 2011

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: April 5, 2011

Page 1 of 1

Map No. TR 062053

Map Date: March 10, 2011

The Drinking Water Program cannot recommend approval of this map until the following requirement has been satisfied:

1. Provide a current letter from the Golden Valley Municipal Water District (GVMWD) assuring water availability and service to the entire proposed subdivision.

The GVMWD shall comply with all applicable permit requirements of the California Division of Drinking Water and Environmental Management relating to public water systems.

For questions regarding the above requirement, please contact Richard Lavin at (626) 430-5420.