

Date 8/13/2012

TO: Nooshin Paidar
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Lynda Hikichi/Josh Huntington/
Mi Kim/Donald Kress/Jodie Sackett/ Kim Szalay/Maral Tashjian

FROM: Henry Wong/John Chin
Department of Public Works

PARCEL MAP NO. 69664-Rev 4

Public Works' report for NO SCM map dated 7/17/12.

Revised Public Works' report for map dated _____.

Revised pages of Public Works' report for map dated _____ as follows.

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

Public Works still has _____ denial(s).

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: Robert Sims, Land Design Consultants

The following reports consisting of 11 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, Underground 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. Extend lot lines to the center of private and future streets.
8. Grant ingress/egress and utility easements to the public over the private and future or future streets.
9. The following note shall be placed on all parcel maps with parcel sizes of five acres or more: "Further division of this property to parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
10. Quitclaim or relocate easements running through proposed structures.
11. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 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.
13. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW



Prepared by John Chin
pm69664L-rev4.doc

Phone (626) 458-4918

Date 07-30-2012



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL MAP NO. 69664

TENTATIVE. MAP DATED 07/17/2012
EXHIBIT MAP DATED 07/17/2012
CUP NO. 200800198

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

Parcel Map Conditions:

Prior to recordation of a Final Map:

1. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Prior to final map approval a covenant or agreement shall be recorded in the office of the Los Angeles County Registrar-Recorder/County Clerk indicating that the owner of the subject development is aware and agrees to the requirements of County Code Section 12.84.460 Subsection B.
3. Submit covenants for cross lot drainage and grading to the satisfaction of the Department of Public Works to record concurrently with the final map.

CUP Conditions:

Prior to building permits:

4. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
5. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
6. Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within a watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
7. Comply with the requirements of the drainage concept/hydrology/Low Impact Development (LID)/Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 08/23/2011 to the satisfaction of Public Works.

Name Christopher Sheppard Date 08/06/2012 Phone (626) 458-4921

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

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 69664
SUBDIVIDER Howell
ENGINEER Land Design Consultants, Inc.
GEOLOGIST & SOILS ENGINEER Southwest Geotechnical, Inc.
OTHER REPORTS Robert Stone & Associates

TENTATIVE MAP DATED 7/17/12 (Rev. and Exhibit)
LOCATION Hasley Canyon
GRADING BY SUBDIVIDER [Y] (19,775 y³)
REPORT DATE 2/16/12, 10/20/09, 6/27/08
REPORT DATE 7/15/78, 3/22/78 (Tract 34170)

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. 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 GS051.0 in the Manual for Preparation of Geotechnical Reports (<http://dpw.lacounty.gov/gmed/Manual.pdf>).
2. 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.
3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at <http://dpw.lacounty.gov/gmed/Manual.pdf>).
4. 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 (refer to GS063.0 in the manual for preparation of Geotechnical Reports).
6. The Soils Engineering review dated 8/13/12 is attached.

Prepared by  Date 8/8/12
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
Job Number LX001129 / A863 / 1hr
Sheet 1 of 1

Tentative Parcel Map 69664
Location Hasley Canyon
Developer/Owner Howell
Engineer/Architect Andel Engineering Co.
Soils Engineer Southwest Geotechnical, Inc. (0710254)
Geologist Same as above

DISTRIBUTION:

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

Review of:
Revised Tentative Parcel Map Dated by the Processing Center 7/17/12 (Rev.)
Soils Engineering and Geology Report Dated 2/16/12, 10/20/09, 6/27/08
Previous Review Sheet Dated 6/28/12

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below.

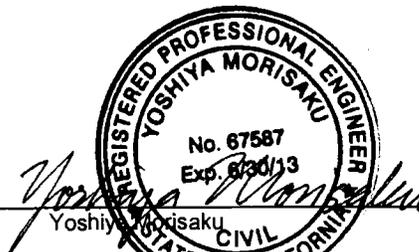
REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

At the grading plan stage, submit Soils Engineering reports to the Soils Section for verification that the completed work complies with County codes and policies.

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

Reviewed by _____



Date 8/13/12

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
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TENTATIVE PARCEL MAP 69664

1. Approval of this map pertaining to grading is recommended (No grading is proposed).

CONCURRENT WITH RECORDATION OF FINAL MAP

1. Due to cross-lot drainage/grading, provide a recorded covenant and agreement to the satisfaction of the Department of Public Works stating that grading for all parcels shall be performed simultaneously (under the same grading permit) in accordance with the approved exhibit map prior to sale of any of the individual parcels.

CONDITIONAL USE PERMIT (2008-00032)

The conditional use permit (CUP) shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Provide approval of:
 - a. 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.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
2. Submit a grading plan for approval. The grading plan must show simultaneous grading of the 2 parcels and show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 69664 REV4 AND
CUP NO. 200800198

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TENTATIVE MAP DATED 07-17-2012
EXHIBIT MAP DATED 07-17-2012

3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.
4. A covenant and/or deed restriction to the satisfaction of Public Works is required for the cross-lot grading and drainage between parcels 1 and 2.



Name Tony Hui Date 08/09/12 Phone (626) 458-4921

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PM ROAD CONDITIONS:

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

1. Provide additional slope easements along Burlwood Drive (if needed) to adequately construct future road improvements to the satisfaction of Public Works.
2. Provide drainage easements on Burlwood Drive (for future culvert placement) to the satisfaction of Public Works.
3. Re-offer private and future right of way 30 feet from centerline on Burlwood Drive along the property frontage.

CUP ROAD CONDITIONS:

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

1. Provide additional slope easements along Burlwood Drive (if needed) to adequately construct future road improvements to the satisfaction of Public Works.
2. Provide drainage easements on Burlwood Drive (for future culvert placement) to the satisfaction of Public Works.
3. Construct all driveway approaches, including the proposed driveway access along Burlwood Drive, to comply with, or in substantial conformance of, the layout shown on Exhibit A to the satisfaction of Public Works. Any work within Public right of way will require an encroachment permit.

MD

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 69664 (Rev.)

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TENTATIVE MAP DATED 07-17-2012
EXHIBIT MAP DATED 07-17-2012

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

Approved without conditions. This is a 5+ acres subdivision.



Prepared by Tony Khalkhali
Pm69664s-rev4.doc

Phone (626) 458-4921

Date 08-13-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 69664 (Rev.)

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TENTATIVE MAP DATED 07-17-2012
EXHIBIT MAP DATED 07-17-2012

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

Approved without conditions. This is a 5+ acres subdivision.



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pm69664w-rev4.doc

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