

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 69961 (Rev.)

Page 1/1

TENTATIVE MAP DATED 04-01-2015

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) Please see attached Geologic and Soils Engineering review sheet (Comments G1, G2, S1, and S2) for comments and requirements. The geotechnical report shall be submitted directly to Public Works and a review fee is also required.

HW

JMS

Prepared by Juan Sarda

Phone (626) 458-4919

Date 04-28-2015

pm69961L-rev4.doc

<http://planning.lacounty.gov/case/view/pm069961/>

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

PCA LX001129/A885
Telephone: (626) 458-4925

Tentative Parcel Map 69961 Tentative Map Dated 4/1/15 (Revision) Parent Tract _____
Grading By Subdivider? [N] (Y or N) _____ yd³ Location Hasley Canyon APN 3247-026-015
Geologist A.G.I. Geotechnical, Inc. Subdivider Fletcher/Marsolek
Soils Engineer A.G.I. Geotechnical, Inc. Engineer/Arch. Hahn and Associates, Inc.

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 4/23/15 (change of consultant letter), 3/25/15, 6/18/12, 3/15/12, 10/17/11, 5/5/08
References: _____

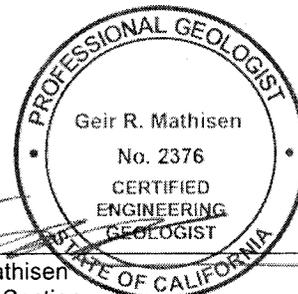
TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

- G1. Submit an updated geotechnical consultant report/letter, which addresses and evaluates current site conditions and the most recent plans, for all reports older than one year, to verify the validity and applicability of the original soils report. Original manual signature, wet stamp, and date of signing are required on hard copy reports and addenda. Digital reports shall include an electronically generated representation of the licensee's seal, signature, and date of signing.
- G2. Provide a geotechnical map that complies with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The geotechnical map shall be based on the Tentative Map.
- S1. Provide static and seismic slope stability analyses for the proposed cut slope located to the north of the proposed building pad at Parcel No. 2, considering the presence of adverse bedding conditions. Also, provide a geotechnical cross-section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
- S2. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Grading required for construction of buttress/stabilization fills, if applicable.
 - c. All recommended mitigation measures, as necessary.

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

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ONSITE SOILS HAVE A MEDIUM TO HIGH EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.

Prepared by



Geir Mathisen
Geology Section

Date 4/23/15

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

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 69961 (Rev.)

TENTATIVE MAP DATED 04-01-2015

- 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:

JWS

Prepared by Juan Sarda

Phone (626) 458-4919

Date 04-28-2015

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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 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. Quitclaim or relocate easements running through proposed structures.
8. The following note shall be placed on all tract and parcel maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/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."
9. Delineate proof of access to a public street on the final map.
10. Extend lot lines to the center of private and future streets.
11. Grant ingress/egress and utility easements to the public over the private and future or future streets.
12. 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.
13. Prior to submitting the parcel 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.
14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. 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.

15. 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 Juan Sarda
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Phone (626) 458-4919

Date 04-28-2015



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

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

PARCEL MAP NO.: 69961

TENTATIVE MAP DATE: 03/31/2015

EXHIBIT MAP DATE: 03/31/2015

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

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

1. Approval of this map pertaining to drainage is recommended. (No grading is proposed on the Application)

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name *Ernesto J Rivera* Date 04/23/2015 Phone (626) 458-4921
Ernesto J Rivera

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 069961

Page 1/1

TENTATIVE MAP DATED 04-01-2015

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

Name Nazem Said  Date 4/14/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 069961\GP 069961\2015-04-01 TPM 069961 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 69961 (Rev.)

Page 1/1

TENTATIVE MAP DATED 04-01-2015
EXHIBIT "A" DATED 04-01-2015

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

1. Make an offer of private and future right of way 30 feet from centerline plus additional right of way for a cul-de-sac bulb on Burlwood Drive. Encumber this private and future offer with a nonexclusive easement.
2. Dedicate slope and drainage easements along Burlwood Drive to the satisfaction of Public Works.
3. Whenever there is an offer of a private and future street, provide a drainage statement/letter.

PC

Prepared by Patricia Constanza
Pm69961r-rev4.doc

Phone (626) 458-4921

Date 04-28-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER

Page 1/1

PARCEL MAP NO. 069961(Rev.) TENTATIVE MAP DATE SUBMITTED 04-01-2015
EXHIBIT MAP DATE SUBMITTED 04-01-2015

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

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Ms. Michelle Tsiebos of DPH at (626) 430-5382 for additional information and requirements.

12
Prepared by Imelda Ng
pm69961s-rev4.doc

Phone (626) 458-4921

Date 04-23-2015

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
pm69961w-rev4.doc

Phone (626) 458-4921

Date 04-23-2015