

Date 09-29-2014

TO: Nooshine Paidar
Department of Regional Planning

Attention Tyler Montgomery

FROM: John Chin
Department of Public Works

PARCEL MAP NO. 070145-rev2(updated 09-24-14)

Public Works' report for NO SCM map dated _____.

Revised Public Works' report for map dated 08-06-2014.

Revised pages of Public Works' report for map dated 08-06-2014 as follows.

Subdivision: Removed Denial No's. 4 and 5. Page 1/1.

Water: Removed Denial page 1/1. Added Water Conditions page 1/1.

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

Public Works still has Subdivision, Geologic and Soils Engineering 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: Mila Zatulovsky; Contact

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. Parcel 1 must have street frontage unless the Department of Regional Planning (DRP) is prepared to waive such requirement to the Advisory Agency. Submit evidence of DRP's concurrence that street frontage can be waived.
2. An approved geologic report. Please see attached Geologic and Soils Engineering review sheet (Comments G1). The geologic report shall be submitted to Public Works.
3. Please see attached Geologic and Soils Engineering review sheet (Comments S1 to S6) for comments and requirement.



Prepared by John Chin

Phone (626) 458-4918

Updated Date 09-24-2014

pm70145L-rev2.doc (updated 9-24-14)
<http://planning.lacounty.gov/case/view/pm070145/>

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

Tentative Parcel Map	070145	Tentative Map Dated	8/6/14	Parent Tract	
Grading By Subdivider? [N] (Y or N)	--- yd ³	Location	Willowbrook	APN	
Geologist	---	Subdivider	Michael Zatulovsky		
Soils Engineer	---	Engineer/Arch.	Mark L. Danielson		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

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

- G1. Based on the State of California Seismic Hazard Maps, the subject site is located in a mapped area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code §2697 and California Code of Regulations §3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the *Manual for Preparation of Geotechnical Reports* and policy memo GS045.0 prepared by the County of Los Angeles Department of Public Works, (both available for download at: <http://dpw.lacounty.gov/gmed>), and the California Geological Survey's Special Publication 117A. Provide this office with a digital copy of the report for review and distribution to the State of California
- S1. Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: <http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf> and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.
- S2. Address whether unsuitable soils greater than 5 feet in thickness will not be mitigated outside building pad areas. If applicable, prior to approval of Final Map for recordation, "Geotechnical Notes" may be required on the Final Map.
- S3. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. The chemical tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils in a saturated condition. Recommend mitigation as necessary.
- S4. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
- S5. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S6. 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 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.

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

Prepared by



Jeremy Wan
Soils Section

Ricardo Lopez-Maldonado
Geology Section

Date 8/26/14

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

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. 070145 (Rev.)

TENTATIVE MAP DATED 12-04-2013

- 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

pm70145L-rev1.doc
<http://planning.lacounty.gov/case/view/pm070145/>

Phone (626) 458-4918

Date 12-17-2013

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, 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. If applicable, quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
10. The street frontage requirement for parcel 1 needs to be waived by the Department of Regional Planning.
11. Remove existing garage in Parcel 3 prior to final map approval. Demolition permits are required from the Building and Safety office. Construct a new garage for Parcel 3 prior to final map approval. Building permits are required from the Building and Safety office. After approval of the new garage, remove the existing garage for Parcel 3 as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office.
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 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.
14. 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.

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

JC

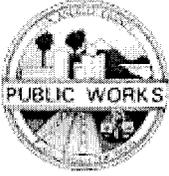
Prepared by John Chin

Phone (626) 458-4918

Date 08-21-2014

pm70145L-rev2.doc

<http://planning.lacounty.gov/case/view/pm070145/>



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL NO.: 70145

TENTATIVE MAP DATE: 08/06/14

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

- Approval of this map pertaining to drainage is recommended (No grading is proposed on the tentative map, and application indicates this is a lot split only).

A handwritten signature in cursive script, appearing to read "Hazel Paroan".

Name _____ Date 08/27/14 Phone (626) 458-4921
Hazel Paroan

Approval of this map pertaining to grading is recommended with no conditions.

Name Nazem Said  Date 08-14-2014 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Denial (01-20-09).doP:\ldpub\SUBPCHECK\Plan
Checking Files\Parcel Map\PM 070145\SUB 070145\2013-12-04 TPM 070145 SUBMITTALc

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

1. The request to waive street frontage is subject to approval by the Advisory Agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
2. Repair any displaced, broken, or damaged curb, gutter, sidewalk and driveway apron along the property frontage on 119th Street to the satisfaction of Public Works.
3. Plant street trees along the property frontage on 119th Street to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza
PM 70145r-rev2.doc

Phone (626) 458-4921

Date 09-02-2014

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

1. The subdivider shall install separate house laterals to serve each parcel in the land division. Installation and dedication of main line sewers may be necessary to meet the minimum 2 percent grade for the house laterals.
2. Private sewer easement shall be reserved and documented on Parcel 2 in favor of Parcel 1.

^{IN}
Prepared by Imelda Ng
Pm070145s-rev2.doc

Phone (626) 458-4921

Date 08-28-2014

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Water service to the existing building must be located in the same parcel as the building it serves; otherwise, it shall be relocated to the same parcel. A construction completion letter of the separate water service lines and meters must be provided at the time of final map clearance.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Provide the most current and valid will serve letter issued by the water purveyor. The applicant shall comply with the requirements as indicated on the most current letter from the Golden State Water Company to the satisfaction of Public Works.