

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 approve drainage concept, Low Impact Development Plans and Water Quality Plan. Please see attached Storm Drain and Hydrology review sheet (Comments 1 to 3) for requirements. The above mentioned plans shall be submitted directly to Public Works.
2. A revised tentative map is required to show the following additional items:
 - a. Clarify the usage of the existing space for the existing concrete driveway to remain located near the easterly line of proposed Parcel 1.
 - b. Call out the usage of the 5 feet strip along the westerly line of proposed Parcel 1.
 - c. Show a typical section of the proposed private driveway.
 - d. Clarify the species of the existing tree located along the westerly line of proposed Parcel 2 (approximately 116 feet south of the north property line).
 - e. Delineate, show and call out the existing driveway to the existing building in proposed Parcel 2.
 - f. Delineate and call out existing garage on proposed Parcel 2. If a new garage is proposed, show and call out the proposed location.
 - g. Show and call out the existing sewer lateral to the existing building in proposed Parcel 2 and label it to be removed and capped.
 - h. Please see attached Storm Drain and Hydrology review sheet (Comment 4).
 - i. Please see attached Grading review sheet (Comment 1) for requirements.
3. A revised "Land Division Application" is required to indicate the name of the water company/district and to clarify if grading is proposed.
4. Indicate on the "Land Division Application" that an Oak Tree Permit will be required. See Grading review sheet (comment 2) for requirements.

HW

JCh

Prepared by John Chin

Phone (626) 458-4918

Date 04-09-2013

pm70536L-rev4.doc

<http://planning.lacounty.gov/case/view/pm070536/>



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 70536

REVISED TENTATIVE MAP DATED 03/12/2013

Approval and clearance of the tentative map is subject to compliance with the following **drainage** comments:

- 1 A Water Quality Plan* (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:
 - Redevelopment projects (creation, addition, or replacement of 5,000 square feet of impervious surface area;

* Effective December 28, 2012, new development and redevelopment projects must comply with the Waste Discharge Requirements of Order No. R4-2012-0175 which was adopted by the Los Angeles Regional Water Quality Control Board (RWQCB) on November 8, 2012. The stormwater runoff volume from the 0.75 inch or 85th percentile, 24 hour rain event, whichever is greater must be retained onsite. For additional information see the LARWQCB web page:
http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml
2. A Low Impact Development (LID) Plan (as part of the drainage concept) is required prior to the tentative approval of the map.
 - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
3. Prior to tentative map approval for drainage, submit a revised 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, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Show slopes for existing and proposed streets.
4. Prior to tentative map approval for drainage, submit a revised tentative map showing existing offsite elevations and proposed onsite elevations in the vicinity of the property line, offsite drainage patterns, and existing and proposed drainage patterns. Also show pad elevations and proposed grading on the tentative map.

Reviewed by  Date 03/18/2013 Phone (626) 458-4915
Yong Guo

This project was previously recommended for approval, but has been changed since the last submittal of the tentative map from a 3-unit condominium project to a 2-parcel subdivision and the scope of proposed improvements has changed accordingly. The change in design has, therefore, lead us to not recommend approval of the tentative map at this time and make the comments below.

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. Finished floor elevations for all existing buildings to remain.
 - b. If the developer is contemplating building any new structures, for example, a garage, show pad location(s) and elevation(s) for all proposed rough grading and finished floor elevation(s) for all proposed precise grading.
 - c. Clarify the discrepancy between the earthwork volume (including cut, fill, import, and export, as applicable) shown on the tentative map (zero earthwork) and the note that states "The actually amount may vary due to other unknown factors. (Site condition, soil engineer's recommendation)". See Comment #1.d., below, for more information. Also, include grading quantities for any anticipated over-excavation.
 - d. Reconcile grading quantities shown on the tentative map and subdivision application (grading quantities shall include cut, fill, and over-excavation). The map and application indicate that the earthwork volumes are zero, but the application states that grading will be "balanced on-site", which implies grading is required, instead of "no grading proposed". If the grading information on the subdivision application is incorrect, submit a revised application.
 - e. Show and label the proposed 5' easement from Parcel 1 to Parcel 2 along the private driveway and fire lane (as indicated on the transmittal letter for this map).
2. Indicate on the application that an Oak Tree Permit will be required (this was called out on the tentative map) and specify the type of encroachment.

DR

Name Diego Rivera Date 03/27/13 Phone (626) 458-3839

- 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

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<http://planning.lacounty.gov/case/view/pm070536/>

Phone (626) 458-4918

Date 04-02-2013

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 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. Quite claim or relocate easements running through proposed structures.
8. 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.
9. 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.
10. 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.
11. 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 04-02-2013

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<http://planning.lacounty.gov/case/view/pm070536/>

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
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

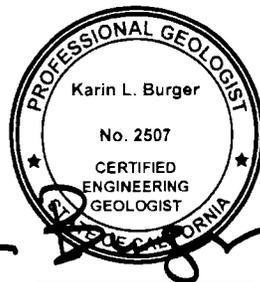
TENTATIVE PARCEL MAP 70536
SUBDIVIDER Bonner
ENGINEER Tritech Associates, Inc.
GEOLOGIST ----
SOILS ENGINEER ----

TENTATIVE MAP DATED 3/12/13 (rev.)
LOCATION Cross Street, La Crescenta
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 3-19-13 is attached.



Reviewed by Karin Burger Date March 18, 2013

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 ---
PCA LX001129
Sheet 1 of 1

Ungraded Site Lots

Tentative Parcel Map 70536
Location Cross Street, La Crescenta
Developer/Owner Bonner
Engineer/Architect Tritech Associates, Inc.
Soils Engineer ---
Geologist ---

DISTRIBUTION:

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

Review of:

Tentative Parcel Map Dated by Regional Planning 3/12/13 (rev.)
Previous Review Sheet Dated 10/26/10

ACTION:

Tentative Map feasibility is recommended for approval.



Prepared by _____ Date 3/19/13

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.

P:\omepub\Soils Review\Jeremy\PR 70536. Cross Street. La Crescental. TPM-A 5.doc

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

1. Construct new driveways/reconstruct existing driveways to the satisfaction of Public Works.
2. Plant street trees along property frontage on Cross Street to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
3. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
4. Repair any damaged improvements during construction along the property frontage on Cross Street to the satisfaction of Public Works.
5. Prior to final map approval, enter into an agreement with the County franchised 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.



Prepared by Patricia Constanza

pm70536r-rev4.doc

Phone (626) 458-4921

Date 04-04-2013

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

- Submit a statement from Crescenta Valley Water District indicating that there is adequate sewer capacity in the existing sewer system, that financial arrangements have been made, and that the sewer system will be operated by Crescenta Valley Water District.

Prepared by  Tony Khalkhali
pm70536s-rev4.doc

Phone (626) 458-4921

Date 04-04-2013

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

1. Financial arrangements shall be made with Crescenta Valley Water District prior to final map approval.
2. A water system maintained by Crescenta Valley County Water District, with appurtenant facilities to serve all units in the subdivision. The system shall include fire hydrants of the type and location as determined by the Los Angeles County Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
3. There shall be filed with Public Works a statement from Crescenta Valley County Water District indicating that there is adequate water capacity in the existing water system, that financial arrangements have been made, and that the water system will be operated by Crescenta Valley County Water District, and that under normal conditions, the system will meet the requirements for the subdivision.



Prepared by Tony Khalkhali
pm70536w-rev4.doc

Phone (626) 458-4921

Date 04-04-2013