

Date 08-21-2014

TO: Nooshine Paidar
Department of Regional Planning

Attention Jodie Sackett

FROM: John Chin
Department of Public Works

PARCEL MAP NO. 073001(MOD)/FORMERLY TRACT NO. 44323-REV1(updated 08-20-14).

Public Works' report for NO SCM map dated _____.

Revised Public Works' report for map dated 07-16-2014.

Revised pages of Public Works' report for map dated 07-16-2014 as follows.

Subdivision: Revised Denials 7.b. and added 7.c. Page 1/2, and revised Denial 7.e. Page 2/2. Deleted Subdivision Condition 7 Page 2/2. Added Subdivision Condition 8 Page 2/2. Revised Subdivision Conditions 9, 10 and 11 Page 2/2.

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

Public Works still has Subdivision, Drainage, Grading, Geology & Soils, Sewer, Water and Revised Application 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: Hank Jong; EGL Associates, Inc.

TENTATIVE MAP DATED 07-16-2014

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 hydrology report. Please see attached Hydrology review sheet (Comments 1 and 4) for comments and requirements.
2. Please see attached Hydrology review sheet (Comment 5) for comments and requirements.
3. An approved engineering geology report. Please see attached Geology review sheet for comments and requirements.
4. An approved soil report. Please see attached Soils Engineering review sheet for additional requirements.
5. Please see attached Grading review sheet (Comments 2 and 3) for comments and requirements.
6. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet for additional requirements.
7. Subject map is currently under view by the road plan checker. Road comments will be forthcoming once review is completed.
8. A revised tentative map is required to show the following additional items:
 - a. Add the number "0" in front of PM 73001 (i.e. PM 073001).
 - b. Provide the following title description:

"MINOR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 073001
(MODIFICATION TO THE RECORDED MAP TRACT NO. 44323)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

- c. Label "Parcel A" and "Parcel B" as "Parcel 1" and "Parcel 2".

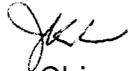
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 073001 (MOD)/FORMERLY TRACT NO. 44323

Page 2/2

TENTATIVE MAP DATED 07-16-2014

- d. Label all easements as “to remain”, “to be relocated”, or “to be abandoned”. If easement is to be abandoned, indicate the proposed timing of the abandonment.
- e. Show proposed grading on the tentative map. Also, provide grading quantities (i.e. cut and fill) for grading proposed.
- f. Please see attached Hydrology review sheet (Comments 2 and 3) for comments and requirements.
- g. Please see attached Grading review sheet (Comments 1 and 4) for comments and requirements.
- h. Please see attached Sewer review sheet for comments and requirements.
- i. Please see attached Water review sheet (Comment 2) for comments and requirements.

HW



Prepared by John Chin

Phone (626) 458-4918

Date 08-20-2014

Pm73001L-mod-rev1(updated 08-20-14).doc
<http://planning.lacounty.gov/case/view/pm073001/>



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

PARCEL MAP NO. 73001

TENTATIVE MAP DATED 07/17/14
EXHIBIT MAP 07/17/14

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

1. Prior to tentative map approval for drainage, submit a hydrology report 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 drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing and calling out all debris desilting areas and desilting drainage devices. Identify whether publicly or privately maintained.
3. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
4. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
5. Mitigate portions of the property with proposed improvements that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.

Reviewed by

Handwritten signature of Ernesto J Rivera in cursive.

Ernesto J Rivera

Date 08/11/14 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) 458-7984

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 73001*
SUBDIVIDER TL Property, Inc
ENGINEER EGL Associates, Inc.
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 7/16/14
LOCATION Pasadena
REPORT DATE _____
REPORT DATE _____

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

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

1. An engineering geology report is required to evaluate the feasibility of the proposed subdivision. Provide a geologic map that illustrates the distribution of geologic units, including all uncertified fills and surficial materials. The geologist may wish to review prior reports addressing the property, and reference those that are pertinent to the current project.
2. Restricted Use Areas were recorded on Tract 44323 to define areas of uncertified fills. Current policy does not consider uncertified fills to be a geologic hazard for the purposes of recording Restricted Use Areas. Therefore, the Restricted use Areas shown on the tentative map for PM 73001 should be removed.
3. 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.
4. The Soils Engineering review dated 8-6-14 is attached.

* Modification of recorded tract 44323

Prior reports addressing Tract 44323:

Albus-Keefe: 5/1/01, 6/5/01, 6/7/01, 6/12/01, 11/19/01, 12/6/01, 3/21/02, 11/17/06, 2/26/07, 6/20/07
Parmalee-Schick: 2/12/96, 3/11/96, 8/16/96, 5/23/97, 7/7/98
John O. Nigra: 8/18/88
Kovacs-Byer: 3/17/86, 9/24/86, 11/4/86, 6/3/87

NOTE Provide a copy of this review with your resubmittal

Prepared by 
Charles Nestle

Reviewed by _____ Date 7/31/14

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

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 / A885
Sheet 1 of 1

Tentative Tract Map 73001
Location Pasadena
Developer/Owner TL Property, Inc.
Engineer/Architect EGL Associates, Inc.
Soils Engineer ---
Geologist ---

DISTRIBUTION:

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

Review of:

Tentative Tract Map Dated by Regional Planning 7/16/14

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

1. Provide a soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/Manual.pdf>
2. Provide static, seismic and surficial slope stability analyses for all slopes steeper than 2:1 gradient or subject to 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.
3. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to concrete and ferrous metals. The 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 samples in a saturated condition.
4. Unless the proposed development is exempt from complying with the requirements of low impact development per Land Development Division, provide a report for the onsite infiltration rate. Report shall conform to current County policies (see documents at <http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf> and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf> for details).
5. Show the following on the geotechnical map:
 - a. Approximate limits and depth of removal and recompaction of unsuitable soils.
 - b. Grading required for construction of buttress/stabilization fills.
 - c. All standard notes regarding fill compaction and soil density testing requirements.
 - d. All recommended mitigation measures, as necessary.
6. Requirements of the Geology Section are attached.
7. Include a copy of this review sheet with your response.



Prepared by _____ Date 8/6/14

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:\gmpub\Development Review\Old Review Sheets (Geology, Soils, and Scanned)\Soils Review\Jeremy\TR 73001, Pasadena, TTM-NA_1.doc

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. Earthwork volume, including cut, fill, import, and export, as applicable.
 - b. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
 - c. 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.
 - d. Grading limits (daylight lines) for all proposed improvements
 - e. Cut/Fill lines.
 - f. Mitigation required for RUAs.
 - g. Grading required on the offsite properties to support the onsite improvements.
 - h. Background of the plan should show the existing ground prior to the previous grading action.
2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
3. Approval of the plans by Geotechnical & Material Engineering Division. The approval must include action required in the previously graded areas, i.e., certified, or to be remediated.
4. Additional Comments on the plan that was uploaded to:

COUTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP NO. 073001

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TENTATIVE MAP DATED 07-16-2014

<ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/TPM%2073001%20GP%20N%20072814/>

Name Nazem Said  Date 7/28/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073001\GP 073001\2014-07-17 TPM 073001 SUBMITTAL

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:

- A revised tentative map is required to show the following additional items:
 - a. Show location of existing/proposed sewer main lines or private sewer system to serve the proposed development.
 - b. Show easements to be dedicated for sanitary sewer purposes (if any).



Prepared by Tony Khalkhali
pm73001s-rev1.doc

Phone (626) 458-4921

Date 08-07-2014

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) Provide a "Will Serve Letter" 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.
- (2) A revised tentative and exhibit map is required to show the following information:
 - a. Show location of existing/proposed water main lines to serve the proposed development and call out the proposed points of connection.
 - b. Show how the on-site proposed development is to be served by proposed public water and call out the proposed points of connection.

Prepared by  Tony Khalkhali
pm73001w-rev1.doc

Phone (626)458-4921

Date 08-07-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 073001(MOD))/FORMERLY TRACT NO. 44323

1/1

TENTATIVE MAP DATED 07-16-2014

- 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
Pm73001L-mod-rev1.doc
<http://planning.lacounty.gov/case/view/pm073001/>

Phone (626) 458-4918

Date 08-12-2014

TENTATIVE MAP DATED 07-16-2014

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. If applicable, quitclaim or relocate easements running through proposed structures.

TENTATIVE MAP DATED 07-16-2014

8. Delineate proof of access to a public street on the final map.
9. 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. The final tract map shall be recorded as Tract 44323-A to the satisfaction of the Director of Public Works.
10. 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.
11. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
12. 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 *JKC*
Prepared by John Chin

Phone (626) 458-4918

Date 08-20-2014