

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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PARCEL MAP NO. 60030 (Amend.) AMENDED TENTATIVE MAP DATED 09-10-2012
AMENDED EXHIBIT "A" MAP DATED 09-10-2012

It is recommended that this amended 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 amended tentative map and a revised amended exhibit "A" map are required to show the following additional items:
 - a. Please see attached Grading review sheet for comments and requirements.
 - b. Please see attached Road review sheet for comments and requirements.
2. Update the Land Division Application to include Assessor's Parcel Number 3271-028-106.

HW

JCh

Prepared by John Chin

Phone (626) 458-4918

Date 10-02-2012

pm60030L-2(AMENDED TENTATIVE MAP DATED 09-10-2012).DOC

It is recommended that this amended 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 amended tentative map and a revised amended exhibit “A” map are required to show the following additional items:
 - a. Indicate the total lot area for each open space lots on both tentative, exhibit maps, and Land Division application.
 - b. The total areas for the industrial lots Nos. 1-31 indicated on the tentative map, exhibit map, and Regional Planning application are inconsistent (Building Lot Table = 80.9 acres, Project Summary = 69.6 acres, Land Division Application = 77.1 acres). Please clarify the discrepancy.

 Name Tony Hui Date 10/02/2012 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\060030rev1.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD

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PARCEL MAP NO. 60030 (Amend.) AMENDED TENTATIVE MAP DATE 9-10-2012
CUP 03-238 (Amend.) AMENDED EXHIBIT "A" MAP DATE 9-10-2012

It is recommended that the amendment maps 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 amended tentative map and amended exhibit "A" map are required to show the following additional items:
 - a. The net and gross areas should be about the same since separate lots were created for the slope and drainage basin areas. Please update the tentative map to account for any discrepancies in calculating the net and gross areas.
 - b. On the Exhibit "A" map, the building lot area summary is not consistent with the net areas shown on the tentative map, please reconcile. As a separate table include a summary of the gross areas (in square feet and in acres) for lots 1 through 31.
 - c. On the Tentative Map, Exhibit "A" map and application include a gross area summary for the industrial lots, debris basin lots and open space lots.
 - d. The total acreage for the industrial lots shown on the amendment application is not consistent with the total acreage shown on the Exhibit "A" map and tentative map. Please reconcile and account for the total gross acreage.
 - e. Remove note 10 requesting permission to create additional open space lots.

PC

Prepared by Patricia Constanza
PM 60030r-amend2.doc

Phone (626) 458-4921

Date 10-03-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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LAND DEVELOPMENT DIVISION – SUBDIVISION

PARCEL MAP NO. 60030 (Amend.) AMENDED TENTATIVE MAP DATED 09-10-2012
AMENDED EXHIBIT "A" MAP DATED 09-10-2012

- 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

Phone (626) 458-4918

Date 10-03-2012

Pm60030L-2(AMENDED TENTATIVE MAP DATED 09-10-2012).doc

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. Quitclaim or relocate easements running through proposed structures.

8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
11. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
12. The first unit of this subdivision shall be filed as Parcel Map No. 60030-01, the second unit, Parcel Map No. 60030-02, and the last unit, Parcel Map No. 60030.
13. Show open space lots on the final map and dedicate residential/industrial construction rights over the open space lots.
14. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
15. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
16. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
17. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
18. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 60030 (Amend.) AMENDED TENTATIVE MAP DATED 09-10-2012
AMENDED EXHIBIT “A” MAP DATED 09-10-2012

19. Grant ingress/egress and utility easements to the public over the private and future or future streets.
20. 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.
21. 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.
22. 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.
23. 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.

Prepared by  John Chin

Phone (626) 458-4918

Date 10-03-2012



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

PARCEL MAP NO: 060030

AMENDED TENTATIVE MAP DATE: 09/10/2012
EXHIBIT MAP DATE: 09/10/2012

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Hydrology/Storm Drain Approval/Issuance of Grading Permit:

1. Provide drainage facilities to remove the flood hazard. This is required to the satisfaction of the Department of Public Works.
2. Fee title lots shall fully enclose the proposed debris basins.
3. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board for debris basins. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. 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.
5. Comply with the requirements of the Drainage Concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 9/12/2007 to the satisfaction of Public Works.
6. Prior to approval of any grading and storm drain improvement plan, notarized drainage covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite drainage covenants will be determined by Public Works based on hydrology and hydraulic studies which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
7. Prior to recordation of a final map, form an assessment district to finance the future ongoing maintenance and capital replacement of all SUSMP devices/systems. The developer shall cooperate fully with Public Works in the formation of the assessment district. SUSMP devices/systems may include, but are not limited to, catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.
8. Prior to recordation of final map, the developer shall deposit the first year's total assessment based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years' assessment will be collected through the property tax bill.

Name Eden Berhan Date 10/02/2012 Phone (626) 458-4921
EDEN BERHAN

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

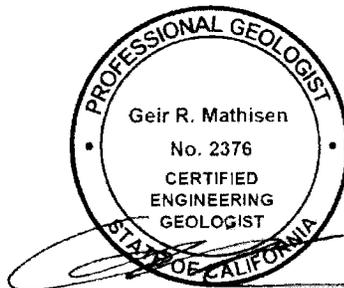
TENTATIVE PARCEL MAP 60030
SUBDIVIDER Sterling Gateway
ENGINEER Sikand
GEOLOGIST & SOILS ENGINEER A.E. Seward Eng. Geology, Inc.

TENTATIVE MAP DATED 9/10/12 (Amendment, Exhibit)
LOCATION Val Verde
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 9/12/06, 7/7/06, 10/7/05

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://www.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://www.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*).
5. The Soils Engineering review dated 10/1/12 is attached.



Reviewed by _____ Date 9/26/12
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 N/A
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 60030
Location Val Verde
Developer/Owner Sterling Gateway
Engineer/Architect Sikand
Soils Engineer Allan E. Seward Engineering Geology, Inc.
Geologist Allan E. Seward Engineering Geology, Inc.

DISTRIBUTION:

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

Review of:

Amended Tentative Tract Map Dated by Regional Planning 9/10/12
Soils Engineering and Geologic Report Dated 10/7/05, 9/12/06, 7/7/06
Previous Review Sheet Dated 11/15/07

ACTION:

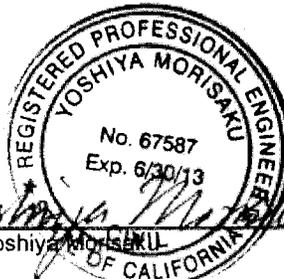
Tentative Map feasibility is recommended for approval, subject to condition listed below:

REMARKS/CONDITIONS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, submit a soils report that addresses the grading plans. 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>

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

THE ONSITE SOILS HAVE LOW TO HIGH EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.



Reviewed by Yoshiya Morisaku Date 10/1/12

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.
P:\Yosh\60030 TentM, A_10

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD

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PARCEL MAP NO. 60030 (Amend.) AMENDED TENTATIVE MAP DATE 9-10-2012
CUP 03-238 (Amend.) AMENDED EXHIBIT "A" MAP DATE 9-10-2012

The following revised conditions are recommended for inclusion in the tentative map approval:

1. Conform with all previously approved road conditions to the satisfaction of Public Works.
2. The request to defer the Bridge and Thoroughfare (B&T) fees until the Building Permit stage is not approved. The subdivider is required to pay prior to the final map approval per Subdivision code Section 21.32.200. Calculation of B&T fees will be based on the gross area of each individual lot.



Prepared by Patricia Constanza
PM 60030r-amend2

Phone (626) 458-4921

Date 10-03-2012

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 and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Install off-site sewer main line to serve this subdivision to the satisfaction of Public Works.
3. We have identified potential mitigation measures for the existing sewer system within Commerce Center Drive (PC 12063AS). A sewer assessment district may be formed to fund these mitigation measures for the sewer portion from Hasley Canyon Road to The Old Road. If a sewer assessment district is formed, submit a proportional payment to fund these mitigation measures to the satisfaction of Public Works. If the sewer district is not formed by the recordation of this subdivision, provide a letter of credit in an amount to cover all identified mitigation measures per the approved sewer area study to the satisfaction of Public Works.
4. Include intermittent flow tests in the Mitigation Monitoring section of the California Environmental Quality Act documents to the satisfaction of Public Works. A cash deposit in the amount of \$10,000 shall be submitted to Public Works to guarantee performance of these flow tests.
5. The subdivider shall obtain a will serve letter and if necessary, request for annexation from the County Sanitation District. The request for annexation must be approved prior to final map approval.
6. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.



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. If applicable, 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.
4. Submit landscape and irrigation plans for each commercial lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.



Prepared by Tony Khalkhali
pm60030wa-new(map dated 09-10-12).doc

Phone (626) 458-4921

Date 10-01-2012