

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. The street frontage requirement for Lots 2 to 9, 12 to 19 and 22 to 24 needs to be waived by the Advisory Agency.
2. Submit a revised drainage concept to address the Water Quality Plan and the Low Impact Development requirements. Please see attached Storm Drain and Hydrology review sheet for comments and requirements.
3. An approved engineering geotechnical report. Please see attached Geologic and Soils review sheet (Comments 2, 4 and 6) for comments and requirements. The engineering geotechnical report shall be submitted directly to Public Works and a review fee is also required.
4. An approved soils report. The soils report shall be submitted directly to Public Works and a review fee is also required. Please see attached Geologic and Soils Engineering Review Sheet (Comments 1, 3 and 5) for comments and requirements.
5. Submit a revised sewer area study for review and approval and obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line. Please see attached Sewer review sheet (Comments 1) for comments and requirements.
6. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet for comments and requirements.

HW



Prepared by John Chin

Phone (626) 458-4918

Date 07-09-2013

tr60358L-rev3.doc

<http://planning.lacounty.gov/case/view/tr060358/>



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
STORM DRAIN AND HYDROLOGY SECTION

TRACT MAP NO. 60358

TENTATIVE MAP DATED 06/11/13
EXHIBIT MAP 06/11/13

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

1. A Water Quality Plan (as part of the revised 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
2. Prior to tentative map approval for drainage, submit a revised drainage concept to address LID requirements (and, if applicable, revised scope of work).
 - A drainage concept/hydrology study/SUSMP was approved on 2/09/06.

Reviewed by *Ernesto J Rivera* Date 07/08/13 Phone (626) 458-4921
Ernesto J Rivera

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 60358
SUBDIVIDER County of Los Angeles CDC
ENGINEER John B. Abell Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 6/11/13 (rev3) & exhibit
LOCATION La Puente
GRADING BY SUBDIVIDER [Y] (Y or N) (2400 c.y.)
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. 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. Based on the State of California Seismic Hazard Maps, the subject site is located in an 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" prepared by the County of Los Angeles, Department of Public Works, (available on the internet at <http://dpw.lacounty.gov/gmed/manual.pdf>), and DMG Special Publication 117. Provide this office with two (2) original copies of the report for review and distribution to the State of California.

All parameters and data utilized in the liquefaction analysis must comply the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.
3. 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. Recommend mitigation as necessary.
4. 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.
5. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.
6. Effective August 1, 2006, 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.

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

Prepared by



Karin Burger

Karin Burger
Geology Section

Date June 21, 2013

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

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:

- Submit a revised sewer area study for review and approval and obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.


Prepared by Tony Khalkhali
tr60358s-rev3.doc

Phone (626) 458-4921

Date 07-03-2013

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:

- 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 lot.



Prepared by Tony Khalkhali
tr60358w-rev3.doc

Phone (626) 458-4921

Date 07-03-2013

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

1/1

TRACT NO. 60358 (Rev.)

TENTATIVE MAP DATED 06-11-2013

- 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

Phone (626) 458-4918

Date 07-02-2013

tr60358L-rev3.doc

<http://planning.lacounty.gov/case/view/tr060358/>

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. The street frontage requirement for Lots 2 to 9, 12 to 19 and 22 to 24 needs to be waived by the Advisory Agency.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. 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.
11. 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.
12. 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.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

14. 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.

HCW
Prepared by John Chin
tr60358L-rev3.doc
<http://planning.lacounty.gov/case/view/tr060358/>

Phone (626) 458-4918

Date 07-09-2013

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, MS4 and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.



Name Tony Hui Date 07/08/2013 Phone (626) 458-4921

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

1. Permission is granted to vacate the excess right of way on Galemont Avenue providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
2. Dedicate right of way 30 feet from centerline including a standard off-set cul-de-sac bulb along the property frontage on Galemont Avenue. 2 feet of additional right of way is required along the property frontage.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Galemont Avenue.
4. Construct driveways to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
5. Remove the existing chain link fence from the dedicated and to be dedicated right of way on Galemont Avenue to the satisfaction of Public Works.
6. Construct curb, gutter, base, and pavement including a standard cul-de-sac with a minimum turnaround radius of 32 feet on Galemont Avenue to the satisfaction of Public Works. The curb and gutter shall be located 18 feet from centerline along the property frontage on Galemont Avenue.
7. Construct sidewalk adjacent to the property line along the property frontage on Galemont Avenue to the satisfaction of Public Works.
8. Plant street trees along the property frontage on Galemont Avenue. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
9. Execute a covenant for private maintenance of curb/parkway drains and parkway landscaping; if any, to the satisfaction of Public Works.
10. Repair any damaged improvements during construction to the satisfaction of Public Works.
11. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the

property frontage on all Galemont Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

- b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
12. 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
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Date 06-14-2013