

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. Acquire approval from the Department of Regional Planning to waive street frontage to Lots 2 through 10.
2. An approved engineering geotechnical report. Please see attached Geologic review sheet. The engineering geotechnical report shall be submitted directly to Public Works and a review fee is also required.
3. An approved soils report. Please see attached Geologic/Soils review sheet. The soils report shall be submitted directly to Public Works and a review fee is also required.
4. Please see attached Road review sheet for additional requirements.
5. An approved sewer area study. Please see attached Sewer review sheet (Comment No. 1) for comments and requirements.
6. Please see attached Sewer review sheet (Comment No. 2) for additional requirements.
7. Please see attached Water review sheet (Comment No. 1) for additional requirement.
8. A revised tentative map is required to show the following additional items:
 - a. Show and call out 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 easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation “No existing on-site public and private easements” on the tentative map.
 - b. Please see attached Grading review sheet for requirements.
 - c. Please see attached Sewer review sheet (Comment No. 3) for requirements.
 - d. Please see attached Water review sheet (Comment No. 2) for requirements.



Prepared by John Chin

Phone (626) 458-4921

Date 04-25-2013

tr65296L-rev2.doc

<http://planning.lacounty.gov/case/view/tr065296/>

**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 TRACT MAP 65296
 SUBDIVIDER Golden Elephant, LLC
 ENGINEER Engles Shen
 GEOLOGIST ---
 SOILS ENGINEER ---

TENTATIVE MAP DATED 4/2/13
 LOCATION Denley Street, Hacienda Heights
 GRADING BY SUBDIVIDER [Y] (Y or N) (1,700 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:

- 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 with the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.

- 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.
- Comply with the attached Soils Engineering review sheet, dated 4/15/13.

NOTE Provide a copy of this review with your resubmittal



Reviewed by _____

Karin Burger

Date April 22, 2013

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

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

Tentative Tract Map 65296
Location Denley Street, Hacienda Heights
Developer/Owner Golden Elephant, LLC
Engineer/Architect Engles Shen
Soils Engineer ---
Geologist ---

DISTRIBUTION:

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

Review of:

Revised Tentative Tract Map Dated by Regional Planning 4/2/13
Previous Review Sheet Dated 7/21/07

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

As previously requested:

1. Submit an "Owner's Statement" which verifies whether grading is proposed by the applicant.
2. 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>
3. The site is located within a mapped liquefiable area, per the State of California Seismic Hazard Zone Map. Therefore, provide data and analyses to determine liquefaction potential of the on-site soils. Also, evaluate the potential for seismically induced settlement (dry and saturated soils), lateral spreading, surface manifestation, etc. The analyses must be performed for soils within the upper 50 feet, as a minimum, for shallow foundation, or greater depth where deep foundation and/or subterranean structure is proposed. The historic-high water table shall be used in the analyses, unless other information is provided which indicates a higher or lower level is appropriate. Recommend mitigation as necessary. The liquefaction data and analyses must conform to the State of California Division of Mines and Geology "Special Publication 117A", dated 2008 and "Recommended Procedure For Implementation of DMG Special Publication 117", dated March 1999.
4. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to concrete and ferrous materials. 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 soil samples in a saturated condition.
5. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils.
 - c. Location of "Restricted Use Areas", if applicable.
 - d. All recommended mitigation measures, as necessary.
6. 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.
7. Requirements of the Geology Section are attached.
8. Include a copy of this review sheet with your response.

Prepared by _____ Date 4/15/13

Jeremy



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

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.

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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. Corrected benchmark information. The baseline year and portions of the description do not match the current County benchmark information.
 - b. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - c. Label all easements as "to remain", "to be relocated", or "to be abandoned".
 - d. Indicate maintenance responsibilities for all drainage devices.
 - e. Show contours and elevations at the project boundary, including the corresponding drainage conditions with arrows showing the direction of flow.
 - f. Earthwork volumes for over-excavation and removals. Also, if applicable, reconcile the grading quantities shown on the tentative map and subdivision application (grading quantities shall include over-excavation and removals). If the grading information on the subdivision application is incorrect, resubmit a revised application.

DGR

Name Diego G. Rivera Date 04-29-2013 Phone (626) 458-3839
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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. All lots 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. If the request is not granted, the subdivider shall revise the tentative map to provide a private and future street (commensurate with public standards) to serve each lot.

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) Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
- (2) Prior to tentative map approval the subdivider shall submit supplemental information showing that the proposed grading will allow for adequate cover over the proposed sewer main line alignment.
- (3) A revised tentative map is required to show the following additional items:
 - a. The alignment of the proposed main line as shown is not approved. Extend the existing main line and relocate manhole on Denley Street so that the proposed main line connects at a right angle without the need for horizontal curves.
 - b. Show any off-site improvements required by the approved area study.


Prepared by Tony Khalkhali
tr65296s-rev2.doc

Phone (626) 458-4921

Date 04-29-2013

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:

1. Provide "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.
2. A revised tentative map is required to show the following additional items:
 - Show and call out 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 easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.



Prepared by Tony Khalkhali
tr65296w-rev2.doc

Phone (626) 458-4921

Date 04-29-2013

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

TRACT NO. 65296 (Rev.)

TENTATIVE MAP DATED 04-02-2013

- 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
tr65296L-rev2.doc
<http://planning.lacounty.gov/case/view/tr065296/>

Phone (626) 458-4921

Date 04-25-2013

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, 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. 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 common private driveways to the satisfaction of Public Works.
10. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
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.



Prepared by John Chin

tr65296L-rev2.doc

<http://planning.lacounty.gov/case/view/tr065296/>

Phone (626) 458-4921

Date 04-25-2013



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

TRACT NO. 65296

REVISED TENTATIVE MAP DATED 4/2/2013

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

Prior to Improvement Plans Approval:

- Comply with the requirements of the drainage concept / hydrology study / Standard Urban Stormwater Mitigation Plan (SUSMP) which was conceptually approved on 11/20/07 to the satisfaction of Public Works.

By  Edén Date 4/25/2013 Phone (626) 458-4921
EDEN BERHAN

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 maintain the existing right of way and improvements along the property frontage on Denley Street due to title limitations.
2. Close any unused driveway with standard curb and gutter along the property frontage on Denley Street to the satisfaction of Public Works.
3. Repair any displaced or broken curb, gutter, and pavement damaged during construction along the property frontage on Denley Street.
4. If Department of Regional Planning does not waive the street frontage requirement, construct curb, gutter, base, pavement, and sidewalk on the interior street. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. Also dedicate right of way 29' from centerline plus additional right of way for a cul-de-sac bulb on the interior street.
5. If Department of Regional Planning waives the street frontage requirement, align the private driveway radially to the cul-de-sac bulb of Denley Street.
6. Additional right of way is required to accommodate a standard driveway along Denley Street that meets the Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
7. Execute an encroachment covenant for any proposed parkway/curb drains or landscaping within public right of way to the satisfaction of Public Works.
8. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on all streets and highways to the satisfaction of Public Works. (If applicable add the following: The operation and maintenance of the street lights on the private and future street shall be the responsibility of the Developer/Home Owners Association until such time as the street is accepted for maintenance by the County.) 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, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and 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.

TENTATIVE MAP DATE 04-02-2013

9. 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.
10. Install postal delivery receptacles in groups to serve two or more residential lots.
11. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

Prepared by Patricia Constanza
tr65296r-rev2.doc

Phone (626) 458-4921

Date 04-29-2013