



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

March 27, 2013

Planning Commission, City of Lomita  
24300 Narbonne Avenue  
Box 339  
Lomita, California 90717

Ladies and Gentlemen:

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 071769  
MAP DATED: JANUARY 15, 2013**

At its meeting on February 14, 2013, the Los Angeles County Subdivision Committee (Subdivision Committee) reviewed the subject vesting tentative map in accordance with the County's contractual agreement with your City to provide planning and subdivision services.

At the February 14, 2013 meeting, the Subdivision Committee did not place any holds on the tentative map and therefore recommends it for **approval** with the attached findings and conditions. If you have any questions regarding the Subdivision Committee's review of the project or the recommended findings and conditions, please contact Jodie Sackett at [jsackett@planning.lacounty.gov](mailto:jsackett@planning.lacounty.gov) or at (213) 974-6433, 7:30 am to 5:30 pm, Monday through Thursday. Our office is closed on Fridays.

Respectfully Submitted,

COUNTY OF LOS ANGELES  
SUBDIVISION COMMITTEE

Jodie Sackett  
Senior Planner

NP:jds

C: Subdivision Committee (via e-mail)  
Jorge Alvarez (via e-mail)  
Tom Yuge (via e-mail)

Attachments: Findings  
Conditions

**VESTING TENTATIVE TRACT MAP NO. 071769  
LOS ANGELES COUNTY RECOMMENDED FINDINGS**

1. The Advisory Agency finds this subdivision to be in conformance with the General Plan of the City of Lomita pursuant to Sections 66473.5 and 66474 (A and B) of the Subdivision Map Act.
2. The Advisory Agency finds, pursuant to Section 66474 (C through G) that:
  - a. the site is physically suitable for the type of development;
  - b. the site is physically suitable for the density of development;
  - c. the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and
  - d. the design of the subdivision or the type of improvements will not unreasonably interfere with the free and complete exercise of a public entity and/or public utility rights-of-way and/or easements within the parcel map.
3. The Advisory Agency finds that no violation of sewer discharge requirements will occur pursuant to Section 66474.6 of the Subdivision Map Act.
4. The Advisory Agency finds that the subdivision is in compliance with the California Environmental Quality Act. Proper documentation must be prepared by the City of Lomita.

**VESTING TENTATIVE TRACT MAP NO. 071769  
RECOMMENDED CONDITIONS**

**PLANNING DEPARTMENT:**

Regional Planning recommends the following conditions (Please note these comments are consistent with City of Lomita Land Use Policy 10 regarding the improvement of “community visual and aesthetic quality”):

1. That four new large trees (min. 25’ wide canopy at maturity) be planted within the front yard area to shade the sidewalk and that such trees be depicted on a revised landscaping plan.
2. That a larger tree species and another decorative feature (such as a fountain or other art piece) be used at the westerly terminus of the proposed private driveway and fire lane in order to provide a more attractive backdrop when viewed from the street. Such trees should be shown on a revised landscaping plan.
3. That decorative paving be used in those areas where possible (especially near landscaping features) and permeable pavers used for guest parking stalls, and that such paving be showed on a revised landscaping plan.
4. That more decorative features (such as Juliette balconies and hanging box planters) be added to the rear of Units 14, 15, and 16 to present a more attractive appearance when viewed from the north. Such features should be shown on revised architectural elevations.

Regional Planning indicates the following for consideration/information:

1. Indicate the current sewer and water purveyor on the tract map.
2. Indicate if the existing fence is to remain/be removed.
3. Provide a written statement from the registered civil engineer whether boundary monuments will be set prior to filing the final map with the County Recorder.
4. The project is located on the edge of a Very High Fire Hazard Severity Zone.
5. Incorporate drought-tolerant landscaping onsite where possible.
6. Minimize impervious surface cover through the use of alternate paving materials and green roofs.
7. Consider a more substantial “sound wall” to buffer against the adjacent quarry to the south.

**PUBLIC WORKS, FIRE, PARKS, AND HEALTH DEPARTMENTS:**

The following Subdivision Committee reports with recommended conditions are attached:

City Engineer/Superintendent of Streets	
Land Development Division – Subdivision	February 11, 2013
Land Development Division – Road	March 4, 2013
Land Development Division – Sewer	March 7, 2013
Land Development Division – Water	February 12, 2013
Land Development Divisions—Grading	February 12, 2013
Storm Drain and Hydrology Section	March 13, 2013
Department of Public Works, Material Engineering Division	
Geologic Review Sheet	January 24, 2013

Soils Engineering Review Sheet  
Fire Department  
Department of Parks and Recreation  
Department of Public Health

January 29, 2013  
February 5, 2013  
January 23, 2013  
February 14, 2013

Date 03-14-2013

TO: Nooshin Paidar  
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Ramon Cordova/Rob Glaser/  
Josh Huntington/Mi Kim/Donald Kress/Jeff Lemieux/Jodie Sackett  
Kim Szalay

FROM: Henry Wong/John Chin  
Department of Public Works

TRACT NO. 71769-rev.1(03-14-13)

Public Works' report for NO SCM map dated \_\_\_\_\_.

Revised Public Works' report for map dated 01-15-2013.

Revised pages of Public Works' report for map dated 01-15-2013 as follows.

subdivision: Deleted Denial NO. 1 (Page 1 of 1)  
Deleted entire Denial page from Report.  
Revised Condition Page 1 of 3 to add "No. of Pages".  
Drainage = <sup>Removed preliminary condition page 2</sup> Deleted Denial NO. 1 & NO. 2 (Page 1 of 1)  
Deleted entire Denial page from Report -  
Added Approval page on to report.

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

Public Works still has \_\_\_\_\_ 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: Sorge Alvarez, Storm Western Development, Inc.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

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CITY OF LOMITA

TRACT NO. 71769 (Rev.)

TENTATIVE MAP DATED 01-15-2013  
TENTATIVE EXHIBIT MAP DATED 01-15-2013

The following reports consisting of 12 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 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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

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CITY OF LOMITA

TRACT NO. 71769 (Rev.)

TENTATIVE MAP DATED 01-15-2013  
TENTATIVE EXHIBIT MAP DATED 01-15-2013

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. Prior to final approval of the tract 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.
10. Place standard condominium notes on the final map 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.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TENTATIVE MAP DATED 01-15-2013  
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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.

*HW*

*JC*  
Prepared by John Chin

Phone (626) 458-4918

Date 02-11-2013

tr71769L-rev1.doc

<http://planning.lacounty.gov/case/view/r2012-02271/>



**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**  
900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

**TRACT NO.:** 71769  
**CITY OF:** LOMITA

**TENTATIVE MAP DATE:** 1/15/13

**HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

Comply with the requirements of the Drainage Concept / Hydrology Study which was conceptually approved on 3/13/13 to the satisfaction of Public Works.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Name  Date 3/13/13 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  
\_ Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

LXXJ26806 / A558

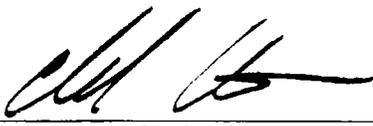
TENTATIVE TRACT MAP 71769  
SUBDIVIDER Storm Western Development  
ENGINEER Cetech Engineering  
GEOLOGIST Norcal Engineering  
SOILS ENGINEER Norcal Engineering

TENTATIVE MAP DATED 1/15/13 (Rev)  
LOCATION Lomita  
REPORT DATE 10/11/11  
REPORT DATE 3/27/12, 2/8/12, 2/6/12, 10/11/11, 9/14/11

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.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 1-29-13 is attached.

Prepared by  Reviewed by \_\_\_\_\_ Date 1/24/13  
Charles Nestle

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 LXXJ26806 / A558  
Sheet 1 of 1

Tentative Tract Map 71769  
Location City of Lomita  
Developer/Owner Storm Western Development  
Engineer/Architect Cetech Engineering  
Soils Engineer NorCal Engineering (15878-11)  
Geologist NorCal Engineering

DISTRIBUTION:

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

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 1/15/13 (rev.)  
Soils Engineering and Geologic Report Dated 10/11/11  
Soils Engineering Reports Dated 3/27/12, 2/8/12, 3/12/09, 2/6/12, 9/14/11  
Previous Review Sheet Dated 11/20/12

ACTION:

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

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

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

- A. ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL.
- B. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.



Prepared by \_\_\_\_\_ Date 1/29/13

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

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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CITY OF LOMITA

TRACT MAP NO. 71769 Rev1

TENTATIVE MAP DATED 01-15-2013

**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. Provide benchmark information on grading plan/exhibit map.
  - b. 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.
  - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - d. 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, SUSMP 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 02/12/2013 Phone (626) 458-49211

P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\71769 Rev1.doc

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
LAND DEVELOPMENT DIVISION – ROAD

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CITY OF LOMITA

TRACT NO. 71769

TENTATIVE MAP DATED 01-15-2013  
TENTATIVE EXHIBIT MAP DATED 01-15-2013

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

1. The five feet of additional right of way required along the property frontage on Cypress Street is waived due to the established neighborhood pattern.
2. Construct new driveway to meet current Americans with Disabilities Act (ADA) to the satisfaction of the city of Lomita.
3. Close any unused driveways with standard curb, gutter and sidewalk along the property frontage on streets within this subdivision to the satisfaction of city of Carson.
4. Construct sidewalk (five feet wide adjacent to the property line) along the property frontage on Cypress Street to the satisfaction of the city of Lomita. The width of the sidewalk shown on the tentative map is not necessarily approved.
5. Plant street trees along the property frontage on Cypress Street to the satisfaction of the city of Lomita.
6. Execute an encroachment covenant for private maintenance of proposed or existing curb/parkway drains; if any, along the property frontage to the satisfaction of city of Lomita.
7. Repair any damaged improvements during construction to the satisfaction of the city of Lomita.
8. Comply with the following street lighting conditions or as otherwise modified by the City of Lomita:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Cypress Street to the satisfaction of the Department of the city of Lomita. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the County of Los Angeles Street Lighting Section of the Traffic

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
LAND DEVELOPMENT DIVISION – ROAD

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CITY OF LOMITA

TRACT NO. 71769

TENTATIVE MAP DATED 01-15-2013  
TENTATIVE EXHIBIT MAP DATED 01-15-2013

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 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, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided all street lights in the development have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.



Prepared by Patricia Constanza

tr71769r-rev1.doc

Phone (626) 458-4921

Date 03-04-2013

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
LAND DEVELOPMENT DIVISION – SEWER

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CITY OF LOMITA

TRACT MAP NO. 71769(Rev.)

TENTATIVE MAP DATED 01-15-2013  
TENTATIVE EXHIBIT MAP 01-15-2013

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 the City Engineer.
2. A sewer area study for the proposed subdivision (PC12-1AS LOMI, dated 03-04-2013) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements are tentatively required, subject to review by City Engineer to determine the final locations and requirements.



Prepared by Tony Khalkhali  
tr71769s-rev1.doc

Phone (626) 458-4921

Date 03-07-2013

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
LAND DEVELOPMENT DIVISION – WATER

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CITY OF LOMITA

TRACT NO. 71769(Rev.)

TENTATIVE MAP DATED 01-15-2013  
TENTATIVE EXHIBIT MAP DATED 01-15-2013

The subdivision shall conform to the design standards and policies of the City, 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 the City Engineer 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. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
4. Provide a "Verification Letter" from the water purveyor indicating that if recycle water is available for irrigation of common landscape area equal to or greater than 2,500 square feet.
5. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.

  
Prepared by Tony Khalkhali  
tr71769w-rev1.doc

Phone (626) 458-4921

Date 02-12-2013



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision No: TR 71769 Map Date: January 15, 2013 - Ex. A

C.U.P. \_\_\_\_\_ Vicinity: 0798B

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department recommends approval of this project as presently submitted with the following conditions of approval:**  
**- Maintain a minimum width of 4 feet behind Units 1-10 for fire fighter pedestrian access. This area maybe secured with a pedestrian gate, locking devices shall be in compliance with the Fire Department's Regulation 5.**  
**- No vehicular gate across the Private Driveway and Fire Lane has been approved for this project.**

By Inspector: Juan C. Padilla Date February 5, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR71769 Map Date: January 15, 2013 - Ex. A

Revised Report \_\_\_\_\_

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is \_\_\_\_\_ gallons per minute at 20 psi for a duration of \_\_\_ hours, over and above maximum daily domestic demand. \_\_\_ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is \_\_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:  
Install \_\_\_\_\_ public fire hydrant(s). Verify / Upgrade existing \_\_\_\_\_ public fire hydrant(s).  
Install \_\_\_\_\_ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.  
 Location: As per map on file with the office.  
 Other location: \_\_\_\_\_
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Per the fire flow test performed by City of Lomita Department of Public Works dated 11-21-12, the existing water system and existing fire hydrants satisfy the Fire Department requirements.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date February 5, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION REPORT**

Tentative Map #	<b>71769</b>	DRP Map Date:	<b>01/15/2013</b>	SCM Date:	<b>02/14/2013</b>	Report Date:	<b>01/23/2013</b>
Park Planning Area #	<b>xxx</b>	Miscellaneous				Map Type:	<b>TENTATIVE</b>

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	<b>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

The subdivision is not in an unincorporated area of the County.  
Contact the City of Lomita

Trails:

No trails.

Comments:

The proposed project is a 16-unit single-family detached condominium project in the City of Lomita. As such, it is not subject to the County's Quimby requirements.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber  
James Barber, Land Acquisition & Development Section

Supv D 4th  
January 23, 2013 06:52:05  
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**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION**



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>71769</b>	DRP Map Date:	<b>01/15/2013</b>	SMC Date:	<b>02/14/2013</b>	Report Date:	<b>01/23/2013</b>
Park Planning Area #	<b>xxx</b>	Miscellaneous				Map Type:	<b>TENTATIVE</b>

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

**(P)people x (0.003) Ratio x (U)nits = (X) acres obligation**

**(X) acres obligation x RLV/Acre = In-Lieu Base Fee**

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	0.00	0.0030	0	0.00
M.F. < 5 Units	0.00	0.0030	0	0.00
M.F. >= 5 Units	0.00	0.0030	0	0.00
Mobile Units	0.00	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.00</b>

Park Planning Area = xxx **Miscellaneous**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$0	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$0	\$0



**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**CYNTHIA A. HARDING, M.P.H.**  
Acting Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**JACQUELINE TAYLOR, MPA, REHS**  
Director, Bureau of Environmental Protection

**PATRICK NEJADIAN, REHS**  
Chief EHS, Land Use Program

**THAO KOMURA, REHS**  
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Tract Map No. 071769

Vicinity: Lomita

Tentative Tract Map Date: January 15, 2013

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Vesting Tentative Tract Map 071769** based on the use of public water and public sewer as proposed. Please forward a current original copy of signed “Will Serve” letter from the proposed water purveyor to this Department.

Any variation from the approved use of water supply and/or approved method of sewage disposal shall render this approval null and void.

Prepared by: Thao Komura  Phone No. (626) 430-5581 Date: February 14, 2013