

Date 02/13/13

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-rev1

Public Works' report for NO SCM map dated 01/15/13.

Revised Public Works' report for map dated \_\_\_\_\_.

Revised pages of Public Works' report for map dated \_\_\_\_\_ as follows.

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

Public Works still has Drainage & Sewer \_\_\_\_\_ 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: Jorge 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

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. An approved drainage concept. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 2) for comments and requirements. The latest Drainage Concept/Hydrology Study was reviewed on 2/05/13 and was not approved.
2. An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements. PC 12-1AS LOMI currently in plan check with Public Works must be approved.
3. 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 (Comment 2) for comments and requirements.

*HW*

*JCC*

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  
LAND DEVELOPMENT DIVISION  
ENGINEERING AND SURVEY BRANCH  
STORM DRAIN AND HYDROLOGY SECTION

TRACT NO. 71769

TENTATIVE MAP DATED 1/15/13  
EXHIBIT MAP 1/15/13

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

- 1. Prior to tentative map approval for drainage, submit a drainage concept showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
- 2. The latest Drainage Concept/Hydrology Study was reviewed on 2/5/13 and was not approved.

Reviewed by  Date 2/8/13 Phone (626) 458-4921  
EDEN BERHAN

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

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 sewer area study PC 12-1AS LOMI currently in plancheck with Public Works must be approved. 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) 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  
tr71769s-rev1.doc

Phone (626) 458-4921

Date 02-12-2013

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

- 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 02-11-2013

tr71769L-rev1.doc

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

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 \_\_\_ 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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CITY OF LOMITA

TRACT NO. 71769 (Rev.)

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

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  
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   
Charles Nestle

Reviewed by \_\_\_\_\_ Date 1/24/13

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/jgmedsurvey>.

**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

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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 requirements:
  - 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 and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

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

- b. The proposed development is not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions of acceptance in order for the Lighting Districts to pay for the future operation and maintenance of the street lights. The annexation request to Street Lighting Section shall be the sole responsibility of the owner of the project. 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. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits or road construction permits, whichever occurs first. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the Lighting Districts per approved plans prior to issuance of a Certificate of Occupancy.
- (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 12 months or more 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. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER/SUPERINTENDENT OF STREETS  
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CITY OF LOMITA

TRACT NO. 71769

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

- 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 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.

Prepared by Patricia Constanza  
tr71769r-rev1.doc

Phone (626) 458-4921

Date 02-12-2013

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