

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

TENTATIVE MAP DATED 10-04-2012
TENTATIVE EXHIBIT MAP DATED 10-04-2012

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 and Standard Urban Stormwater Mitigation Plan (SUSMP). Please see attached Storm Drain and Hydrology review sheet (Comments 1, 2 and footnote) for comments and requirements. The drainage concept, and SUSMP shall be submitted directly to Public Works.
- (2) An approved engineering geology report. The engineering geology/soils report is currently under review.
- (3) An approved soils report. The engineering geology/soils report is currently under review.
- (4) Please see attached Grading review sheet (Comment 2 to 4) for comments and requirements.
- (5) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements. The sewer area study shall be submitted directly to Public Works for review and approval and a review fee is also required.
- (6) Obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (7) Provide a will serve letter from the water purveyor. Please see attached Water review sheet for comments and requirements.
- (8) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Show a north arrow for the Vicinity Map.

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- b. 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.
- c. Please see attached Drainage review sheet (Comment 3) for comments and requirements.
- d. Please see attached Grading review sheet (Comment 1) for comments and requirements.

HCW



Prepared by John Chin
tr71769L-new.doc

Phone (626) 458-4918

Date 10-25-2012



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 10/04/12
EXHIBIT MAP 10/04/12

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

- 1. A Standard Urban Stormwater Mitigation Plan (SUSMP) (as part of the drainage concept) is required prior to tentative approval of the map when any of the following conditions exist:
 - Redevelopment projects (creation, addition, or replacement of 5,000 square feet of impervious surface area;
- 2. 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.
- 3. Prior to tentative map approval for drainage, submit a revised tentative map showing existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns

* Effective July 30, 1999 all development projects shall comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements. For information see SUSMP web page address: <http://888cleanla.com>. The first 0.75 inches of stormwater runoff volume from the site must be treated prior to discharge into stormwater conveyance system.

Reviewed by


EDEN BERHAN

Date 10/29/12

Phone (626) 458-4921

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
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

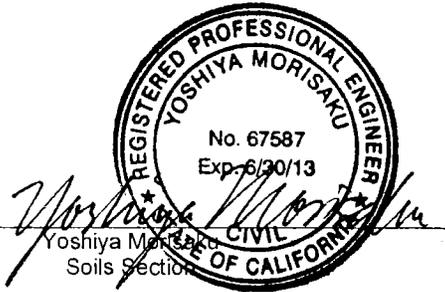
TENTATIVE MAP DATED 10/4/12
LOCATION Lomita
REPORT DATE 10/11/11
REPORT DATE 3/27/12, 2/8/12, 2/6/12, 10/11/11, 9/14/11

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

- 1. The above-referenced reports have been received and are currently under review.

Prepared by



Charles Nestle
Geology Section

Date 10/23/12

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

COUNTY OF LOS ANGELES
DEPARTMENT OF THE CITY ENGINEER
CITY ENGINEER/SUPERINTENDENT OF STREETS
LAND DEVELOPMENT DIVISION – GRADING

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TRACT MAP NO. 71769

TENTATIVE MAP DATED 10-04-2012

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. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - b. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
 - c. Earthwork volume, including cut, fill, import, and export, as applicable.
 - d. Slope set back as required per grading ordinance (J108).
 - e. Place proposed property lines at the top of the slope.
 - f. 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 applicable, add a general note that no private easements exist on the site.
 - g. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
 - h. Grading limits at the tract boundary (especially around northerly, westerly, and southerly tract boundary w/ retaining wall and drainage swale. Show cross-section details)
 - i. Reconcile grading quantities shown on the tentative map and subdivision application (grading quantities shall include cut, fill, and over-excavation). If the grading information on the subdivision application is incorrect, resubmit a revised application.

COUNTY OF LOS ANGELES
DEPARTMENT OF THE CITY ENGINEER
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- j. Indicate maintenance responsibilities for all drainage devices.
 - k. Indicate maintenance responsibilities for all slopes to be landscaped per grading ordinance (J110).
2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
3. Prior to tentative map approval submit a covenant or easement documents indicating acceptance of any off-site impacts or permission for any off-site work.
4. Additional Comments:
 - a. No debris flow is allowed over the public right-of-way.



Name Tony Hui Date 10/24/12 Phone (626) 458-4921

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COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER/SUPERINTENDENT OF STREETS
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TENTATIVE EXHIBIT MAP 10-04-2012

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) 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-new.doc

Phone (626) 458-4921

Date 10-24-2012

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

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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:

- 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 building.



Prepared by Tony Khalkhali
tr71769w-new.doc

Phone (626) 458-4921

Date 10-24-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER/SUPERINTENDENT OF STREETS
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- 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
Pm71769L-new (City of Lomita).doc

Phone (626) 458-4918

Date 10-25-2012

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

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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.

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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.

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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.

JWC

JCh

Prepared by John Chin
tr71769L-new.doc

Phone (626) 458-4918

Date 10-25-2012

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

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- 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.

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- 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

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Phone (626) 458-4921

Date 10-25-2012