

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 approve drainage concept, Low Impact Development Plans and Standard Urban Stormwater Mitigation Plan. Please see attached Storm Drain and Hydrology review sheet (Comments 1 to 3) for requirements. The above mentioned plans shall be submitted directly to Public Works.
- (2) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for additional comment Please see attached Sewer review sheets for requirements.
- (3) Obtain approval from the City of Los Angeles for the discharge of sewer entering into the City sewer system. Please see attached Sewer review sheet (Comment 2) for additional comments and requirements.
- (4) Provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for additional comments and requirements.
- (5) A revised tentative map and a revised exhibit map are required to show the following additional items:

- a. Provide the following title description:

“MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 71925
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA”

- b. Provide name and registration stamp of the civil engineer. Signature of the civil engineer is not required on the tentative map.
- c. If applicable, 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.

- d. Provide a street address if one is available and Assessor Parcel Map Number(s).
 - e. Provide a legible vicinity map.
 - f. Provide full x-sections of Arcadia Drive and W. 3rd Street showing existing improvements and right of way widths, and the proposed 7.5 feet additional right of way on Arcadia Drive.
 - g. Reconcile grading quantities shown on the tentative map and “Land Division Application”. Import information of 1,758 cubic yards is missing.
 - h. Please see attached Storm Drain and Hydrology review sheet (Comment 4) for requirements.
 - i. Please see attached Grading review sheets for requirements.
 - j. Please see attached Sewer review sheet (Comment 3) for requirements.
 - k. Please see attached Water review sheet (Comment 2) for requirements.
- (6) Reconcile grading quantities shown the “Land Division Application” with the tentative map. Import information of 1,758 cubic yards is missing on the tentative map.

HW
Prepared by John Chin
pm71925L-new.doc

Phone (626) 458-4918

Date 05-15-2012



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

TRACT MAP NO. 71925

TENTATIVE MAP DATED 04/19/2012
EXHIBIT MAP 04/19/2012

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. A Low Impact Development Plans (LID) (as part of the drainage concept) is required prior to the tentative approval of the map.
 - Per County Code Section 12.84.460 comply with LID requirements and provide calculations in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

- 3. 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.

- 4. Prior to tentative map approval for drainage, submit a revised tentative map showing offsite drainage patterns, existing and proposed drainage systems and drainage patterns

Reviewed by Eden Berhan Date 5/15/12 Phone (626) 458-4921
EDEN BERHAN

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. Benchmark information.
 - b. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - c. 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.
 - d. Earthwork volume, including cut, fill, import, and export, as applicable.
 - e. Slope set back as required per grading ordinance (J108).
 - 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. 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.
 - i. Indicate maintenance responsibilities for all drainage devices.
 - j. 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. Oak tree permit may be required for grading works within the 5' Oak Tree protection zone.
 - b. Provide a grading exhibit/details to demonstrate the proposed grading and driveway grades will not impose any negative impacts to the buildings located on the easterly and westerly properties.



Name Tony Hui Date 05/14/2012 Phone (626) 458-4921

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TRACT MAP NO. 71925

TENTATIVE MAP DATED 04-19-2012
EXHIBIT MAP DATED 04-19-2012

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 approval from the City of Los Angeles for the discharge of sewer entering into the City sewer system.
- (3) A revised tentative and exhibit map is required to show the following additional items:
 - a. If applicable, 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. Show location of existing/proposed sewer main lines to serve the proposed development and call out the proposed points of connection.
 - c. Show how the proposed development is to be served by public sewer and call out the proposed points of connection to the existing public sewer system.
 - d. Show easements to be dedicated for sanitary sewer purposes (if any).

TRACT NO. 71925

TENTATIVE MAP DATED 04-19-2012
EXHIBIT MAP DATED 04-19-2012

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) 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 building.
- (2) A revised tentative and exhibit map is required to show the following information:
 - a. If applicable, 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. Show location of existing/proposed water main lines to serve the proposed development and call out the proposed points of connection.
 - c. Show how the on-site proposed development is to be served by proposed public water and call out the proposed points of connection.



Prepared by Tony Khalkhali
tr71925w-new.doc

Phone (626) 458-4921

Date 05-10-2012

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 71925

TENTATIVE MAP DATED 04-19-2012
EXHIBIT MAP DATED 04-19-2012

- 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
pm71925L-new.doc

Phone (626) 458-4918

Date 05-15-2012

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. 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.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate 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.

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
Prepared by John Chin
pm71925L-new.doc

JC
Phone (626) 458-4918

Date 05-15-2012

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

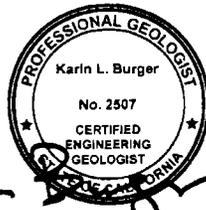
TENTATIVE TRACT MAP 71925
SUBDIVIDER Bella Arcadia, LLC
ENGINEER Denn Engineers
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 4/19/12 (exhibit)
LOCATION San Pedro
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE ---
REPORT DATE ---

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 5/12/12 is attached.



Reviewed by Karin Burger Date May 9, 2012

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

**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 N/A
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 71925
Location San Pedro
Developer/Owner Bella Arcadia, LLC
Engineer/Architect Denn Engineers
Soils Engineer -----
Geologist -----

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

Review of:

Tentative Tract Map Dated by Regional Planning 4/19/12

ACTION:

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

REMARKS/CONDITIONS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan stage, submit a soils report that addresses the grading plans. 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>

Reviewed by _____ Date 5/12/12



Yoshiya Morisaku

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

1. Dedicate right of way 25 feet from centerline along the property frontage on Arcadia Drive. 7.5 feet of additional right of way is required along the property frontage.
2. Construct new driveway to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works. Additional right of way is required to provide sidewalk transitions to comply with ADA.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 3rd Street and Arcadia Drive to the satisfaction of Public Works.
4. Construct sidewalk (5 feet minimum sidewalk adjacent to the property line) along the property frontage on Arcadia Drive to the satisfaction of Public Works.
5. Plant street trees along the property frontage on 3rd Street and Arcadia Drive to the satisfaction of Public Works.
6. 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.
7. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
8. Repair any displaced or broken improvements along the property frontage damaged during construction to the satisfaction of Public Works.
9. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on 3rd Street and Arcadia Avenue to the satisfaction of the Department of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

- b. The proposed development is 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.
- 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

tr71925r.doc

Phone (626) 458-4921

Date 05-14-2012

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

Page 1/1

TRACT NO. 71925

TENTATIVE MAP DATED 04-19-2012
EXHIBIT MAP DATED 04-19-2012

The subdivision shall conform to the design standards and policies of Public Works, 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 Public Works 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
tr71925w-new.doc

Phone (626) 458-4921

Date 05-10-2012