

The following reports consisting of 14 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.
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. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes 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. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. 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.
13. 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.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
15. 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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW

Prepared by  Aissa Carrillo

Phone (626) 458-3126

Date Rev. 10-12-2016



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 073082

TENTATIVE MAP DATE: 08/24/2016

EXHIBIT MAP DATE: 08/24/2016

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Grading Plans Approval:

1. Comply with hydrology study, which was approved on 09/19/2016, or the latest revision, to the satisfaction of the Department of Public Works.

Review by:

A handwritten signature in black ink, appearing to read "Andrew Ross".

Andrew Ross

Date: 09/19/2016

Phone: (626) 458-4921

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract Map 73082 Tentative Map Dated 8/24/16 (Rev.) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) _____ yd³ Location View Park APN 5009-007-022
Geologist Paul Bogseth Subdivider Peak Capital Investments LLC
Soils Engineer Mark Hetherington Engineer/Arch. Hetherington Engineering Inc.

Review of:

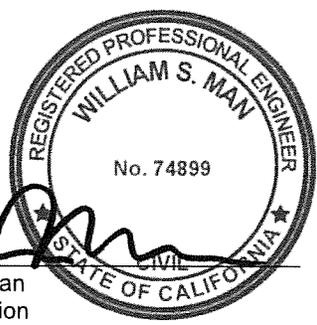
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 11/21/14
References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

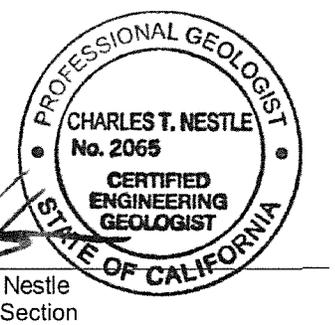
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by 
William Man
Soils Section




Charles Nestle
Geology Section



Date 9/14/16

1. Approval of this map pertaining to grading is recommended.

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:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies. 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 Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. 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, LID devices, 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.

Name Nazem Said  Date 9/13/2016 Phone (626) 458-4921

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

1. Construct curb, gutter, base, pavement, and sidewalk (5 ft. sidewalk adjacent to property line) along the property frontage on Overhill Drive to the satisfaction of Public Works. Relocate affected utilities.
2. Construct transition improvements for a 65 mph design speed on Overhill Drive in the vicinity of the southerly property line to the satisfaction of Public Works. Offsite grading may be required.
3. The offsite grading depicted on the Exhibit Map (on the west side of Overhill Drive, approximately 220 feet south of the property southerly boundary) is not necessarily approved as shown. If necessary, secure offsite permission to enter and construct wherever applicable.
4. Construct new driveways on Overhill Drive to the satisfaction of Public Works.
5. Repair any improvements damaged during construction on Overhill Drive and La Brea Avenue to the satisfaction of Public Works.
6. Execute a covenant for private maintenance of curb/parkway drains and landscaping on Overhill Drive and La Brea Avenue if any, to the satisfaction of Public Works.
7. If it is determined by Public Works, in conjunction with the United States Postal Service, that postal delivery receptacles are to be located within the public right of way, the receptacles shall be installed in groups to serve two or more residential units.
8. Any proposed perimeter wall (CMU) adjacent to the driveway shall be depressed to 3 feet or less within 10 feet on both sides of the driveway to provide line of sight for pedestrians.
9. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
10. 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.

11. Plant street trees along the property frontage on Overhill Drive. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
12. Conform with the approved conceptual signing and striping plan as stipulated in the attached Traffic and Lighting Division letter dated January 21, 2016. Provide detailed 40 foot scale signing and striping plan to the satisfaction of Public Works.
13. Conform with the Street Lighting conditions as stipulated in the attached Traffic and Lighting Division letter dated May 12, 2015.



Prepared by Sam Richards
tr073082r-rev3-rev'd 10-11-16.doc

Phone (626) 458-4921

Date 10-11-2016



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **T-4**

January 21, 2016

Ms. Clare M. Look-Jaeger, T.E.
Linscott, Law & Greenspan, Engineers
600 South Lake Avenue, Suite 500
Pasadena, CA 91106

Dear Ms. Clare M. Look-Jaeger:

THE VIEW CONDOMINIUM PROJECT – OVERHILL DRIVE TRAFFIC IMPACT STUDY (NOVEMBER 12, 2015) UNINCORPORATED WINDSOR HILLS AREA

We reviewed the Traffic Impact Study (TIS) dated November 12, 2015, for the proposed project The View to be located at 5101 Overhill Drive in the unincorporated Windsor Hills Area.

According to the TIS, the traffic generated by the project alone as well as cumulatively with other related projects will not have a significant transportation impact to County roadways or intersections in the area based on the Traffic Impact Analysis Guidelines. We generally agree with the findings in the TIS.

We also reviewed the conceptual striping plan for the proposed two-way left-turn lane on Overhill Drive to facilitate full site access through the two project's driveways. We concur with this improvement. Accordingly, the project applicant shall submit detailed signing and striping plans to Public Works for review and approval.

We recommend the applicant consult with the City of Los Angeles and State of California Department of Transportation to obtain concurrence with any potential California Environmental Quality Act impacts within their jurisdiction.

FILE COPY

Ms. Clare M. Look-Jaeger
January 21, 2016
Page 2

If you have any questions regarding the review of this document, please contact Mr. Suen Fei Lau of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4820.

Very truly yours,

GAIL FARBER
Director of Public Works

A handwritten signature in black ink, appearing to read 'D. R. Lehman', written over a horizontal line.

DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

 SFL:pc
P:\pub\STUDIES\IEIR 15-0117 The View Project.docx

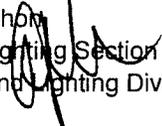
bc: Land Development (Narag)

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS**

Date: 05/12/15

TO: Matthew Dubiel
Subdivision Mapping/Tentative Maps, CEQA, Surface Mining & CUP Section
Land Development Division

Attn: Henry Wong

FROM: James Chon 
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo at Extension 4733

**STREET LIGHTING REQUIREMENTS
TRACT 73082 TG 673C5**

Provide streetlights on concrete poles with underground wiring on all streets and highways within _____ to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

 Provide streetlights on concrete poles with underground wiring along the property frontage on South Overhill Drive to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____ to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of the Department of Public Works or as modified by the Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

Streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

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 Public Works.
2. A sewer area study for the proposed subdivision (PC12253AS, dated 09/19/2016) was reviewed and approved. A Will Serve letter from the County Sanitation District District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection 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 from the date of sewer area study approval. 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 and obtain approval prior to final map recordation.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Outlet approval from the City of Los Angeles and the City of Inglewood are required.
6. Pay ordinance frontage charge to the satisfaction of Public Works.
7. The subdivider shall record a sewer waiver and agreement for the proposed permanent walls over the existing sewer easements in the vicinity of the northerly and southerly tract boundary to the satisfaction of Public Works. All proposed walls must be constructed within the tract boundary to the satisfaction 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. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots 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. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 05/20/2016 from the California American Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 05/20/2017 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance. Landscaping shall have a separate meter.
4. Depict all line of sight easements on the landscaping and grading plans.



Prepared by Tony Khalkhali
tr73082w-rev3.doc

Phone (626) 458-4921

Date 09-26-2016



CALIFORNIA
AMERICAN WATER

May 20, 2016

California American Water – Los Angeles
8657 Grand Avenue
Rosemead, CA 91770
amwater.com

Resident
5101 South Overhill Dr.
Los Angeles, CA 90056

WILL-SERVE NOTICE

Subject: 5101 South Overhill Dr. Los Angeles:

Resident:

This is to advise that California American Water will supply water service, without exception to the subject property. However, arrangements **may** have to be made for the installation of water service(s) or other appurtenances. Any costs associated with the installation of water service(s) or other appurtenances will be the sole responsibility of the property owner.

To provide adequate water flow for fire protection, as may be required by the cognizant fire department, the exact size and length of any main, fire service or fire hydrant that may have to be installed will have to be determined by a qualified hydraulics engineer (by other than the Water Company).

The quality of water delivered by California American Water meets all requirements of the California State Department of Health Services and the Los Angeles County Health Department.

If you have any questions or concerns regarding this correspondence, please contact me at (626) 614-2533.

Regards,
CALIFORNIA AMERICAN WATER
SOUTHERN DIVISION, LOS ANGELES DISTRICT

Dean Lefler
Operations Supervisor

c: Louie Romero, Operations Supervisor
Project File