

Date 06/13/12

TO: Nooshin Paidar
Department of Regional Planning

Attention Alejandrina Baldwin/Carolina Blengini/Lynda Hikichi/Josh Huntington/
Mi Kim/Donald Kress/Jodie Sackett/Kim Szalay/Maral Tashjian

FROM: Henry Wong John Chin
Department of Public Works

TRACT NO. 67784

Amended exhibit map

Public Works' report for NO SCM map dated 05/15/12.

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 _____ 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: *Alliance Eng'g (Craig Whitteker)*

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

Page 1/1

TRACT NO. 67784 (Amend.)

AMENDED EXHIBIT MAP DATED 05-15-2012

We have no objections to the proposed changes as shown on the subject exhibit map for Tract No. 67784. The following conditions are recommended for inclusion in the conditions of approval:

1. Comply with the attached one-page Drainage conditions.
2. Comply with the attached two-page Geology/Soils conditions.
3. Comply with the attached one-page Grading conditions.
4. Comply with the attached one-page Road conditions.
5. Comply with the attached one-page Sewer conditions.
6. Comply with the attached one-page Water conditions.
7. Comply with previously approved Subdivision conditions for Tract No. 67784 to the satisfaction of Public Works.

HW
Prepared by Henry Wong

tr67784La-exhibit map(05-15-2012).doc

Phone (626) 458-4910

Date 06-13-2012



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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

TRACT MAP NO. 067784

AMENDED EXHIBIT MAP DATED 05/15/2012

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to recordation of a Final Map:

1. Approval of this map pertaining to drainage is recommended.
2. Comply with the requirements of the drainage concept / hydrology study / Standard Urban Stormwater Mitigation Plan (SUSMP) plan, which was conceptually approved on 11/07/07, to the satisfaction of Public Works.

Name _____

A handwritten signature in black ink, appearing to read "Christopher Sheppard", written over a horizontal line.

CHRISTOPHER SHEPPARD

Date 06/04/2012 Phone (626) 458-4921

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

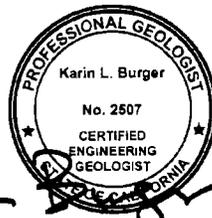
TENTATIVE TRACT / PARCEL MAP 67784
SUBDIVIDER Shea Presidio Red Oak, LLC
ENGINEER Alliance
GEOLOGIST Geocon West, Inc.
SOILS ENGINEER Geocon West, Inc.

TENTATIVE MAP DATED May 15, 2012 (amended exhibit)
LOCATION Torrance
GRADING BY SUBDIVIDER [Y] (Y or N) (12,000 c.y.)
REPORT DATE 10/31/11
REPORT DATE 10/31/11

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.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 6/12/12 is attached.



Reviewed by Karin Burger Date June 12, 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 _____
Job Number L0677840 / A868
Sheet 1 of 1

Tentative Tract Map 67784
Location Torrance
Developer/Owner Shea Presidio Red Oak, LLC
Engineer/Architect Alliance
Soils Engineer Geocon West, Inc.
Geologist Geocon West, Inc.

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

Review of:
Tentative Tract Map Dated by Regional Planning 5/15/12 (Amed. Exhibit Map)
Previous Review Sheet Dated 1/19/12

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 6/12/12



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.
P:\Yosh67784 TentT A, 6-12-12

AMENDED EXHIBIT MAP DATED 05-15-2012

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. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) 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, 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 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. Provide a draft copy of the CC&Rs



Name Tony Hui Date 06/12/2012 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\67784.Amend exh.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 67784 (Amend.)

Page 1/1

EXHIBIT MAP DATED 05-15-2012

We have no objection to the amendment request. Conform with all previously approved road conditions to the satisfaction of Public Works.

 Prepared by Patricia Constanza
tr67784r-amendrev1

Phone (626) 458-4921

Date 06-07-2012

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. Provide a digital copy (PDF Format) of the approved area study PC 12019AS.
3. If more than 50% of the project flows to the west or to the east, mitigation may be necessary based on the flow test measurement as stated on the approved sewer area study.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.

HW

Prepared by Tony Khalkhali
tr67784sa-exhibit (05-15-2012).doc

Phone (626) 458-4921

Date 06-11-2012

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. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
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. 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.

HW

Prepared by Tony Khalkhali

Phone (626) 458-4921

Date 06-12-2012

tr67784wa-exhibit (05-15-2012).doc