

CF 23-0525

**Exhibit K – Soils Report Review Letter dated April 28, 2023  
(Log # 125720)**

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**SOILS REPORT REVIEW LETTER**

April 28, 2023

LOG # 125720  
SOILS/GEOLOGY FILE - 2

Janet Jha  
5353 Del Moreno Dr.  
Woodland Hills, CA 91364

TRACT: THE MACLAY RANCHO (M R 37-5/16)  
LOT(S): 30 (Arb 22)  
LOCATION: 13916 W. Polk St.

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>No.</u>	<u>DATE OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	3824	03/08/2023	Rybak Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed two 3-story apartment buildings at-grade. The earth materials at the subsurface exploration locations consist of up to 2 feet of uncertified fill underlain by native soils. Groundwater was not encountered during exploration to a depth of 30 feet below the existing grade. The consultants recommend to support the proposed structure(s) on conventional foundations bearing on a blanket of properly placed compacted fill a minimum of 3 feet thick.

The review of the subject report(s) cannot be completed at this time and will be continued upon submittal of an addendum to the report which shall include, but not be limited to, the following:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2023 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Provide a site plan drawn at an appropriate engineering scale showing clearly all existing and proposed structures, grades, borings, and property lines. The plan shall be suitable for reproduction and archival purposes. Note: Aerial photos on their own are not acceptable. (P/BC 2014-113)
2. Provide ABC slot-cut calculations considering the maximum height and width of the slot, and surcharge load from the existing foundation. Note: There is a discrepancy between slot cut width recommendation on page 16 and slot cut width on calculation sheet.

3. Provide a revised plan(s) drawn to scale and suitable for reproduction and archiving purposes that clearly shows all property lines, proposed and existing grades and structures, and the location of the proposed infiltration system. The plan shall be provided on the soils consultant's stationery or shall be signed and stamped by the soils engineer.

Note: On-site infiltration systems are required to be a minimum of 10 feet (in any direction) from any foundation, and a minimum of 10 feet horizontally from private property lines.

4. Provide details of the infiltration system. The proposed location of the dry well, a cross-section of the dry well showing dimensions, casing, backfill, and surrounding soil conditions shall be provided. Blank casing shall be used to a minimum depth of 10 feet below the bottom of foundation elevation or down to the intended depth of percolation, whichever is deeper. The dry well area between the blank casing and the surround soils shall be sealed with bentonite slurry (or equivalent) to prevent unintended leakage or horizontal infiltration.
5. For the proposed on-site infiltration system, provide an evaluation on the following items (please refer to Information Bulletin P/BC 2020-118, which can be downloaded from our web site [www.ladbs.org](http://www.ladbs.org)):
  - a. Potential on creating perched ground water conditions.
  - b. Presence of potential expansive soils and/or susceptibility for hydroconsolidation.
  - c. Influence of the proposed infiltration system on adjacent proposed/existing foundations and retaining walls.

The soils engineer shall prepare a report containing an itemized response to the review items indicated in this letter. If clarification concerning the review letter is necessary, the report review engineer may be contacted. Two copies of the response report, including one unbound wet-signed original for archiving purposes, a pdf-copy of the complete report in flash drive, and the appropriate fees will be required for submittal.

LEILA ETAAT  
Structural Engineering Associate II

LE/le  
Log No. 125720  
213-482-0480

cc: Applicant  
Rybak Geotechnical, Inc., Project Consultant  
LA District Office



CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
Grading Division

VN District	EA Log No. 125720
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APPLICATION FOR REVIEW OF TECHNICAL REPORTS

INSTRUCTIONS

- A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.
- B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
- C. Check should be made to the City of Los Angeles.

1. LEGAL DESCRIPTION

Tract: THE MACLAY RANCHO

Block: None Lots: PT 30

3. OWNER: Janet Jha

Address: 5353 Del Moreno Dr

City: Woodland Hills Zip: 91364

Phone (Daytime): 310-995-4859

2. PROJECT ADDRESS:

13916 Polk St, Sylmar, CA 91342

4. APPLICANT Janet Jha

Address: 5353 Del Moreno Dr

City: Woodland Hills Zip: 91364

Phone (Daytime): 310-995-4859

E-mail address: janetyjha@gmail.com

5. Report(s) Prepared by:

Geotechnical Engineering Investigation

Rybak

6. Report Date(s):

March 8, 2023

7. Status of project:

☒ Proposed

☐ Under Construction

☐ Storm Damage

8. Previous site reports?

☐ YES

if yes, give date(s) of report(s) and name of company who prepared report(s)

9. Previous Department actions?

☐ YES

if yes, provide dates and attach a copy to expedite processing.

Dates:

10. Applicant Signature:

Janet Jha

Position: Owner

(DEPARTMENT USE ONLY)

REVIEW REQUESTED	FEES	REVIEW REQUESTED	FEES
<input checked="" type="checkbox"/> Soils Engineering	363.00	No. of Lots	
<input type="checkbox"/> Geology		No. of Acres	
<input type="checkbox"/> Combined Soils Engr. & Geol.		<input type="checkbox"/> Division of Land	
<input type="checkbox"/> Supplemental		Other	
<input type="checkbox"/> Combined Supplemental		<input checked="" type="checkbox"/> Expedite	181.50
<input type="checkbox"/> Import-Export Route		<input type="checkbox"/> Response to Correction	
Cubic Yards:		<input type="checkbox"/> Expedite ONLY	
		Sub-total	544.50
		Surcharge	129.80
		TOTAL FEE	674.30

Fee Due: 674.30

Fee Verified By: ML

Date: 4/8/23

(Cashier Use Only)

#1559327 PA

4/17/23

ACTION BY:

THE REPORT IS:

☐ NOT APPROVED

☐ APPROVED WITH CONDITIONS

☐ BELOW

☐ ATTACHED

For Geology

Date

For Soils

Date