



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

03-336

HEARING DATE

Pending / Holds not cleared

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 060661
Oak Tree Permit No. 201300035
Environmental Assessment No. 201300253

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Michael D. Milam & Deborah C. Milam (owners) /
Silvia Ruiz, Tierra Concepts Inc (subdivider)

MAP/EXHIBIT DATE:

10/02/13

SCM REPORT DATE:

10/31/13

SCM DATE:

11/7/13

PROJECT OVERVIEW

A request to create four residential fee lots (two of which will be flag lots) and an oak tree permit to encroach into the protected zone of four oak trees (one of which is heritage) in the unincorporated community of Altadena. The two existing homes will be demolished.

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit "A" Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: 3rd Revision (requires a fee):

LOCATION

638 W Mariposa Street, Altadena, CA 91001

ACCESS

W Mariposa Street

ASSESSORS PARCEL NUMBER(S)

5829-031-026

SITE AREA

1 gross acre (0.86 net)

GENERAL PLAN / LOCAL PLAN

Altadena Community Plan

ZONED DISTRICT

Altadena

SUP DISTRICT

5th

LAND USE DESIGNATION

LD – Low Density Residential

ZONE

R-1-7500 (Single-Family Residence-7,500 Square Feet Minimum Required Lot Area)

PROPOSED UNITS (DU/AC)

4 du/gross acre

MAX DENSITY/UNITS (DU/AC)

1-6 du/gross acre

COMMUNITY STANDARDS DISTRICT

Altadena

ENVIRONMENTAL DETERMINATION (CEQA)

The project does not qualify for a CEQA exemption. Mitigation requirements may be determined upon completion of the initial study.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Chris Robertson (213) 974-6433 crobertson@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:
 Exhibit Map/Exhibit "A" Revision Required:
 Revised Application Required:

Reschedule for Subdivision Committee Meeting:
 Reschedule for Subdivision Committee Reports Only:
 Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Tentative Map:

1. Clarify the proposed grading. Add export, import and re-compaction quantities.
2. Remove the yard setback lines.
3. Add owner information as stated on the grant deed.
4. Note 17 –Grasscrete is not acceptable to the Fire Department.
5. Remove proposed protective fencing from the tentative map.
6. Remove total grading quantity.

Oak Tree Exhibit:

7. It appears that demolition of the existing structures will occur within the oak tree protected area. This is an encroachment and protective fencing is required.
8. Add a note stating that all staging and stockpiling will occur outside of the protected area.
9. Label the rear setback on parcel 2.
10. Note 17 –Grasscrete is not acceptable to the Fire Department.
11. Add a note that the oak tree protected area is the area within the dripline of an oak tree and extending therefrom to a point at least five feet outside the dripline, or 15 feet from the trunk of a tree, whichever distance is greater. The symbol used to represent the oak tree trunk is to scale.
12. Clarify the proposed grading. Add export, import and re-compaction quantities.
13. Remove total grading.
14. The use of permeable pavers for pathways and other paved areas should be called out on the plan.
15. Revise to state that four encroachments are proposed.
16. Remove the mitigation notes.
17. Clarify the impacts to the existing oak tree within the right-of-way. If DPW is waiving street improvement requirements, please add a note to the plan so that impacts are explicit. If they are not waiving the improvements, please update plans and the oak tree report to reflect one removal and three encroachments.

Oak Tree Report:

18. The report cites two encroachments due to the proposed construction but neglects to acknowledge that demolition activities also constitute encroachments. Thus, there are four encroachments associated with the project. This won't affect the recommendations and protection measures, per se (see below for further comments), but the additional two encroachments need to be called out in the report and on the oak tree map.
19. There is substantial overlap among the Protection Measures given for each tree, and these seem to be general considerations for encouraging the health of oak trees regardless of project-specific tasks. Clarity would be improved and redundancy decreased by combining all protection measures into a single paragraph that would encompass all of the relevant factors and be applicable to all the trees on the site. Recommendations that are relatively specific for each tree can remain as separate paragraphs.
20. In addition to the recommendations and protection measures given in the report, the following will be conditions of approval:
 - a. that an arborist be present during construction and demolition activities within the protected zones of oak trees in order to provide guidance on how to minimize impacts and to document compliance with the CUP conditions;
 - b. that the limits of protective fencing be shown on a work plan prior to the issuance of a demolition or construction permit; and
 - c. that protective fencing can be pulled back temporarily during construction to allow authorized activity to take place (protective fencing may interfere with demolition activities so we may not want to include that as a condition).
 - d. A copy of the site plan should be kept on the construction site at all times.
 - e. Documentation of monitoring activities and compliance with CUP conditions shall be logged by the arborist and made available to the County at its request.
21. Revise name to Tree Report.
22. State the conditions that must be met in order to preserve the two large cedar trees. Specify depth, paver spacing and other conditions that would likely kill the trees. Provide examples of a paving material that will meet Fire

Department requirements while preserving the health of the tree.

Administrative:

23. Provide a copy of the recorded instrument that established the easement on site.
24. Provide a copy of the records search request form obtained from Building and Safety.
25. Provide copies of the building description blanks available from the regional Assessor's office.
26. Add a note stating that gross area is measured to centerline and includes easements and fire lanes. Keep the note that specifies how net area is calculated.

Other:

27. An "Exhibit A" is not required since there is no conditional use permit associated with this case. The oak tree exhibit will act as the "Exhibit A" and also show CSD compliance.
28. Provide documentation (map and table) showing the front yard setback analysis.
29. Documentation from a certified arborist should be submitted demonstrating that the trees in the front yard will not be impacted by future development by using permeable pavers or other proposed techniques.
30. Revise the oak tree burden of proof to list four encroachments.

DEADLINE TO SUBMIT REVISIONS: DECEMBER 31, 2013

PLEASE SUBMIT ONE COPY OF DRAFT PLANS FOR REVIEW PRIOR TO SUBMITTING REVISIONS

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 hydrology report. Please see attached Hydrology review sheet (Comments 1 and 3) for comments and requirements.
- (2) Please see attached Grading review sheet (Comments 2 and 3) for comments and requirements
- (3) Please see attached Road review sheet (Comments 1 and 2) for comments and requirements.
- (4) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. As previously requested, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates.
 - b. Please see attached Hydrology review sheet for requirements (Comment 2).
 - c. Please see attached Grading review sheet for requirements (Comment 1).
 - d. Please see attached Road review sheet for requirements (Comment 3).

HW



Prepared by John Chin

Phone (626) 458-4918

Date 10-29-2013

pm60661L-rev3.doc

<http://planning.lacounty.gov/case/view/03-336/>



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

PARCEL MAP NO. 060661

(REVISED/AMENDED) TENTATIVE MAP DATED 10/02/2013
EXHIBIT MAP 10/02/2013

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

1. Prior to tentative map approval for drainage, submit a hydrology report 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.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
3. A water quality section of the Hydrology Report is required to address the water quality of the storm water runoff.

Reviewed by _____

Andrew Ross

Date 10/24/2013 Phone (626) 458-4921

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. As previously requested, 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.
 - c. 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. Also, provide the beneficiary of the offsite 10 feet drainage easement along the southerly property boundary.
 - d. Indicate maintenance responsibilities for all drainage devices if any.
 - e. Show all onsite proposed drainage pattern.
 - f. Show drainage pattern and finish grade of the neighboring properties adjacent to onsite property to ensure that the proposed improvement will not impacting any of the offsite property existing conditions.
2. Approval of the latest drainage concept/hydrology/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
3. Obtain an Oak Tree permit from the Department of Regional Planning and provide a note under the general notes section. Also, indicate all mitigated measures for all impacted oak trees on plan.



Name Nazem Said Date 10-24-2013 Phone (626) 458-4921

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) As previously requested, submit a drainage concept to the Storm Drain and Hydrology Section to address potential drainage impacts as a result of the proposed street improvements and possible alterations to existing drainage patterns.
- (2) As previously requested, obtain an Oak Tree permit from the Department of Regional Planning and provide a note under the general notes section. Also, indicate all mitigated measures for all impacted oak trees on plan.
- (3) A revised tentative map is required to show the following additional items:
 - a. As previously requested, 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.
 - b. As previously requested, show and call out existing road and drainage improvements including, but not limited to, neighboring driveway aprons, catch basins, street lights and street trees on all existing streets. Label all affected improvements as "to remain", "to be relocated", or "to be abandoned".
 - c. As previously requested, show location and dimension of proposed driveway.
 - d. As previously requested, identify any potential impacts on the existing trees from the proposed roadway widening and improvements along the property frontage on Mariposa Street.
 - e. The request to delete the sidewalk requirement on Mariposa Street is denied. Remove note from general notes section and revise cross section to show sidewalk on Mariposa Street along property frontage to a minimum width of 5 feet adjacent to the right of way to the satisfaction of Public Works.

12

Name Imelda Ng Date 10-24-2013 Phone (626) 458-4921

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

PARCEL MAP NO. 060661 (Rev.)

TENTATIVE MAP DATED 10-02-2013
EXHIBIT MAP DATED 10-02-2013

- 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

Phone (626) 458-4918

Date 10-15-2013

pm60661L-rev3.doc
<http://planning.lacounty.gov/case/view/03-336/>

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. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. Remove all existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
9. If applicable, quitclaim or relocate easements running through proposed structures.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 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.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. 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

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

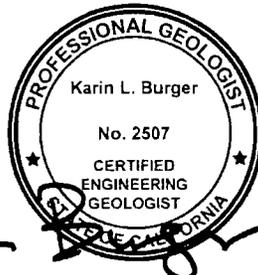
TENTATIVE PARCEL MAP 60661
SUBDIVIDER Tierra Concepts, Inc.
ENGINEER B&E Engineers
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED Oct 2 2013 (exhibit) [rev.]
LOCATION Altadena
GRADING BY SUBDIVIDER [Y] (Y or N) 1760 c.y.
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.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 10-21-13 is attached.



Reviewed by Karin Burger Date October 21, 2013

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 ---
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 60661
Location Altadena
Developer/Owner Tierra Concepts, Inc.
Engineer/Architect B & E Engineers
Soils Engineer ---
Geologist ---

DISTRIBUTION:

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

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning 10/2/13 (rev.)
Previous Review Sheet Dated 1/16/13

ACTION:

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

REMARKS:

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. A soils report may be required for review of a grading or building plan. 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://ladpw.org/gmed/manual.pdf>



Prepared by _____ Date 10/21/13

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

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.

D:\manu\Development Review\Soils Review\Jeremy\PR 60661 - Altadena - TTM-A 4.doc

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

Preliminary

1. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
2. Construct new driveway to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
3. The 15' curb and gutter transition is not necessarily approved as shown on plan. Construct curb and gutter transition to the satisfaction of Public Works.
4. Repair any displaced, broken, or damaged improvements during construction to the satisfaction of Public Works.
5. Permission is not granted to delete the sidewalk requirement along Mariposa Street. Construct curb, gutter, base, pavement, and sidewalk (5 feet sidewalk adjacent to the property line) along the property frontage on Mariposa Street to the satisfaction of Public Works.
6. Plant street trees along the property frontage on Mariposa Street to the satisfaction of Public Works. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
7. Remove existing wooden fence from the right of way on Mariposa Street.
8. Submit street improvement plans and applicable fees prior to final map recordation.
9. Execute a covenant for private maintenance of proposed curb/parkway drains; if any, and landscaping along the property frontage to the satisfaction of Public Works.
10. Install postal delivery receptacles in groups to serve two or more residential parcels.

¹²
Name Imelda Ng Date 10-24-2013 Phone (626) 458-4921
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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 subdivider shall install separate house laterals to serve each parcel in the land division. Installation and dedication of main line sewers may be necessary to meet the minimum 2 percent grade for the house laterals.
2. Easements are tentatively required, subject to review by Public Works to determine the final locations and requirements.
3. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Prepared by  Tony Khalkhali
pm60661s-rev3

Phone (626) 458-4921

Date 10-24-2013

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 parcels 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 parcel.
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. 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.
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
pm60661w-rev3.doc

Phone (626) 458-4921

Date 10-24-2013



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 60661 Map Date October 2, 2013

C.U.P. 03-386 Vicinity La Canada

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of Title 32 (County of Los Angeles Fire Code), which requires all weather access.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department has a HOLD on this project. See additional page for details.**

By Inspector: Juan C. Padilla Date October 29, 2013



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 60661 Tentative Map Date October 2, 2013

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
- Install _____ public fire hydrant(s). Verify / Upgrade existing 1 public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- Location: As per map on file with the office.
- Other location: **Provide fire flow information on the fire hydrant located closest to the property. Indicate location on the tentative map.**
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Submit an original fire flow availability form, FORM 195, to our office for review prior to Tentative Map clearance.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date October 29, 2013



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

Subdivision No: PM 60661 Map Date: October 2, 2013

TENTATIVE/EXHIBIT MAP – HOLDS

- 1 The Fire Department will not accept grasscrete as an alternate surface on the Private Driveway and Fire Lane. Revise Note 17 and Section A-A eliminating the grasscrete language.
- 2 Submit an original fire flow availability form, FORM 195, to our office for review prior to Tentative Map clearance.

TENTATIVE/EXHIBIT MAP – CONDITIONS OF APPROVAL

- 3 The driveway apron off Mariposa Street used for the Private Driveway and Fire Lane shall comply with the Department of Public Works standards.
- 4 A reciprocal access easement agreement is required for the shared driveway in compliance with the Department of Regional Planning and the Fire Department. Submit a copy of the recorded easement to the Fire Department prior to Final Map clearance.
- 5 The proposed permeable pavers shall be certified by the licensed Civil Engineer to meet the minimum live load weight capacity of 75,000lbs prior and after installation. Submit documentation to the Fire Department for review and approval during each phase, the installation certification shall be submitted prior to occupancy.

By Inspector: Juan C. Padilla Date: October 29, 2013



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	60661	DRP Map Date: 10/02/2013	SCM Date: 11/07/2013	Report Date: 10/10/2013
Park Planning Area #	40	ALTADENA	Map Type: TENTATIVE	

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$7,585

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,585 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes to subdivide one (1) lot into four (4) single family lots. Credit given for two (2) existing houses to be removed; net increase of two (2) units.

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	60661	DRP Map Date:	10/02/2013	SMC Date:	11/07/2013	Report Date:	10/10/2013
Park Planning Area #	40	ALTADENA				Map Type:	TENTATIVE

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.91	0.0030	2	0.02
M.F. < 5 Units	1.98	0.0030	0	0.00
M.F. >= 5 Units	2.35	0.0030	0	0.00
Mobile Units	2.34	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.02

Park Planning Area = 40 ALTADENA

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$379,251	\$7,585

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$379,251	\$7,585



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Tentative Parcel Map No. 060661

Vicinity: Altadena

Tentative Parcel Map Date: October 2, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 060661** based on the use of public water (Lincoln Avenue water Company) and public sewer (Sanitary Sewer) as proposed. A current original copy of a signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by: Michelle Tsiebos Phone No. (626) 430-5382 Date: October 18, 2013

M.T