



Los Angeles County
Department of Regional Planning

Richard J. Bruckner, Director

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SUBDIVISION COMMITTEE MEETING REPORT

Planner: Donald Kress E-mail: dkress@planning.lacounty.gov
 Subdivision Committee Date: April 5, 2012 (report date March 29, 2012) Map Date: February 29, 2012
 Tract/Parcel Map No: TR 48471 Project No: 90150
 Zoned District: Antelope Valley East Community: Antelope Valley
 Supervisorial District: 5th APN No.: 3038 030 024; 3038 030 025; and 3038 030 068
 Map Stage: Tentative Initial 4th Revision Received Amendment Revised
 Proposal: To create 23 single family lots and one retention basin lot on 23 gross acres/22.5 net acres
 Location: 33407 Longview Road, Pearblossom

- This application is deemed complete.
 This application is deemed incomplete. This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.
 This application is recommended for denial.

TIME EXTENSION 1 Year

HOLDS:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Drainage Concept | <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Soils Report | <input type="checkbox"/> Sewer Area Study |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Health Services |
| <input type="checkbox"/> Environmental | <input type="checkbox"/> General Plan | <input type="checkbox"/> Revised Slope Map | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> CUP | <input type="checkbox"/> Oak Tree Permit | <input type="checkbox"/> CSD |
| <input type="checkbox"/> Proof of Legal Access | <input type="checkbox"/> Revised Tentative Map | <input type="checkbox"/> Revised Exhibit Map | <input type="checkbox"/> Revised Application |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: | | |
- Reschedule for Subdivision Committee Schedule for Subdivision Committee Reports

Resubmit **35 folded** copies of the **Tentative and Exhibit** Maps and a **cover letter** outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6461 RENV 2005 00201

- HOLD** Planner: D.Kress
 Categorical Exemption Pending Initial Study review
 Negative Declaration Mitigated Negative Declaration
 Pending Draft EIR + Agency review

GENERAL PLAN

- HOLD**
 Land Use Category (Land Use Element)
 Countywide General Plan:
 Community or Specific Plan: N-2 (Non-urban 2; 1 du/ac)
- | | | |
|--|---|---|
| <input type="checkbox"/> Altadena Community Plan | <input checked="" type="checkbox"/> Antelope Valley Area Plan | <input type="checkbox"/> Catalina Island Land Use Plan |
| <input type="checkbox"/> East Los Angeles Community Plan | <input type="checkbox"/> Hacienda Heights Community Plan | <input type="checkbox"/> Marina Del Rey Land Use Plan |
| <input type="checkbox"/> Rowland Heights Community Plan | <input type="checkbox"/> Santa Clarita Valley Area Plan | <input type="checkbox"/> Santa Monica Mtns. North Area Plan |
| <input type="checkbox"/> W. Athens - Westmont Community Plan | <input type="checkbox"/> Walnut Park Neighborhood Plan | <input type="checkbox"/> |

Maximum Density (not automatic): 1 du/ac (23 du) Proposed Density: 23 du

Plan Highways: Longview Road is a secondary highway

Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.
SEA: _____

Burden of Proof: Satisfactory. Additional information required: _____

Hillside Project (Land Use Element)
 Urban Non-Urban _____ % Open Space Requirement
 Submit a revised slope map and revised calculations

0-24.99% slope: _____ 25-49.99% slope: _____ 50% slope: _____
Low Density Threshold: _____ Midpoint Threshold: _____ Maximum Density: _____

Proposed Density: _____

Hillside CUP: Required Not required Not required: Building restriction on slopes > 25%

Proposed Open Space: _____ Public parks _____ Private parks _____ Private yards _____
Landscaped areas, slopes, walkways _____ Undisturbed natural areas _____

Burden of Proof: Satisfactory. Additional information required: _____

Infill Project (Land Use Request increase _____ land use category(ies).
Surrounding land use _____ Surrounding density: _____

Burden of Satisfactory Additional information _____

Plan
Burden of Satisfactory Additional information _____

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency Pending Consistent Inconsistent

Provide burden of proof to comply with Antelope Valley Area Plan Non-urban Residential Development Conditions

ZONING

HOLD

Current R-A-10,000 (Residential Agriculture; 10,000 square foot required minimum lot)

Zone Change Proposed Zoning: _____
Surrounding _____ Surrounding land uses: _____
Burden of Satisfactory Additional information _____

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

Conditional Use _____
 Submit a revised Exhibit A (6 copies) _____
Burden of Satisfactory Additional information _____

Oak Tree Permit: _____ Proposed _____ Proposed _____
 Sent Oak Tree Report to Forester _____

Burden of Satisfactory Additional information _____

Oak Tree Statement states property contains no oak trees.

Community Standards None

Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.

IMPROVEMENTS

HOLD _____

Section 21.32.040: 20-acre parcels; No improvements required.

Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for

- grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot
- Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.
- Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.
- Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at 75% of the property has a slope $\leq 3\%$, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.
- Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: "division of this property below 5 acres will require standard improvements to be completed as a approval. The improvements will include but not be limited to providing access, installation of water appurtenances and fire hydrants, conformance to standard Los Angeles County development
-

ACCESS

- HOLD**
- Primary access Longview Road Secondary _____
- Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on
- Provide proof of off-site access prior to tentative map approval and delineate on final map.
- Provide a _____ feet of paved access to the satisfaction of Regional Planning.
- Tract/Parcel _____ must record first.
- A private driveway/ingress-egress easement is to be provided in lieu of required street access.
- Section 21.24.020: Single Means of Access
 - Pavement width shall be ≥ 20 feet.
 - Access shall serve a maximum of 150 dwelling units unless a second means of access is satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
 - Access shall serve a maximum of 75 dwelling units unless a second means of access is provided satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
 - Access shall serve a maximum of 300 dwelling units where the restriction to a single means of shall be removed through future development.
 - If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced
 - 25% if pavement width is ≥ 28 feet. 50% if pavement is < 28 feet.
 - Access may serve a maximum of 600 dwelling units if pavement width on the single means of is ≥ 64 feet and the restriction to a single means of access will be removed through future
- Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to high fire hazard area and hindrance to public evacuation and fire-fighting and emergency
- Section 21.24.040: Modification to access requirement Granted. Not granted.
- Provide tap street(s) _____
-

STREETS

- HOLD**
- Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Longview Road; 128th Street
- Sections 21.24.120 and 21.24.060: Private and future streets.
 - Show the following street(s) as private & future streets on the final map:
Verify status of "B" and "D" Streets
 - Dedicate an easement to public utilities and the public for ingress and egress over the future
 - Dedicate _____ feet additional future street right-of-way _____
 - Provide for the ownership of the private and future streets:
 - Show lot lines to the centerline of the private and future streets.

- Show the following streets as lots on the final map.
- Provide for the maintenance of the private and future streets by a:
 - Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map
 - Maintenance Agreement. Submit a copy to Planning prior to final map approval.
- Section 21.24.090: Right-of-way modification requested.
 - Granted. Required width _____ feet from centerline granted to _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
 - Not granted.
- Section 21.24.090: Alternate cross section requested.
 - Granted.
 - Not granted because it would not be in keeping with the design of adjoining highways or
- Section 21.24.100: Street grade is > 6%. Modification is requested.
 - Modification granted for street grade to be > 6% but ≤ 10% on portions of the following final determinations made by _____
 - Street grade modification granted to be > 10%, but _____ % on portions of the streets, with final determinations made by _____
- Section 21.24.150: For property abutting a major or secondary highway:
 - Service road or local street is required.
 - Alley is required instead of a service road or local street.
 - Service road, local street, and alley requirement is waived.
- Section 21.24.160: Alley is required for multiple residential use, commercial _____
- Section 21.24.180. Turnarounds.
 - Required at intermediate points on cul-de-sacs > 700 feet in length.
 - Required on local streets where the distance between intersections is > 2,000 feet.
 - Required at the end of stub or dead-end streets
- Section 21.24.190: Cul-de-sacs.
 - Maximum of 500 feet in length for industrial or commercial uses.
 - Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
 - Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
 - Maximum cul-de-sac _____
- Section 21.24.040: Modification to cul-de-sac requirements requested.
 - Granted. Modify length _____ Not granted.
- Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each > 700 feet in length.
- Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the highway to the boundary of the subdivision.
- Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Valley, except on lines designated as highways on the Highway Plan.
- Section 21.24.400: Street improvement required for existing road with insufficient improvements.
- Section 21.24.400: Reconstruction of existing street improvements required to connect to existing or cul-de-sac street in which a turnaround is installed.
- Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft² and gutters are not necessary for drainage purposes or to maintain the existing neighborhood
- Section 21.32.150: Waive street lights since lots are ≥ 40,000 _____
- Section 21.32.160: Street tree planting required.
- Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- Section 21.32.190: Waive sidewalks since lots are ≥ 15,000 _____
- Section 21.32.200: Pay major thoroughfare and bridge _____
- Section 21.32.400: Pay drainage facilities _____
- Prepare a feasibility study to Public Works' satisfaction _____
- Dedicate/offer vehicular access rights _____
- Dedicate/offer complete access rights + construct a wall D-65 Slough on: _____

- Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

- HOLD**
- Show the driveway system and paving widths on the tentative map.
- Construct or bond with Public Works for driveway paving as shown on the tentative map.
- Label the driveway as "Private Driveway Fire Lane" on the final map.
- Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
- Provide for maintenance of the common driveway by a:
 - Homeowners Association.
 - Maintenance Agreement.
 - Other: _____
- Provide reciprocal easements _____
- Show lot lines to _____
- Show as lot(s) on final map.
- _____

LOT/BUILDING DESIGN

- HOLD**
- Section 22.52.043: 50 ft minimum average lot width. _____
- Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7000 sq ft & located in Lancaster District 31 or Palmdale District _____
- Section 21.24.300: Provide street frontage \geq average lot _____
- Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and _____
- Section 21.24.040: Modification to frontage requirements Granted. Not granted.
- Section 21.24.320: Eliminate the flag _____
- Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
 - Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
 - If zoning < 10,000 ft²: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
 - If 10,000 ft² < 15,000 ft²: Minimum area: 70% of required area. Minimum average width: 60
 - If 15,000 ft² < 30,000 ft²: Minimum area: 70% of required area. Minimum average width: 80
 - If $\geq 30,000$ ft²: Minimum area 65% of required area. Minimum average width: 100 feet.
 - Not granted.
- Section 21.24.310. Eliminate the acute angle point on _____
- Permission is granted to adjust lot lines to Regional Planning satisfaction.
- Provide evidence that each lot meets zoning _____
- Show the setbacks on the tentative _____
- Setback modification requested.
 - Granted. _____ yard setback is modified to: _____
 - Not granted.
- Existing structure(s) shown on 1 to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
- Existing structure(s) shown on _____ to be removed. Place a note on the final map and a copy of the demolition permit(s) prior to final map approval.
- _____

OPEN SPACE

- HOLD** _____

- Dedicate construction _____
- Provide for ownership and maintenance by a:
 - Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map
 - Other: _____
- Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- Number as lots on the final map.
- Provide a minimum of 15 feet of access to _____
- _____

DEDICATIONS

- Section 21.28.080: Dedicate easements _____
- Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- Section 21.28.100: Dedicate right-of-way for required drainage channel.
- Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
- Dedicate secondary residential construction rights over lots having twice the _____

PARKS

- HOLD** _____
- Section 21.24.340: Park space obligation.
- Sections 21.24.350 and 21.28.120: Local park sites.
- Section 21.28.130: Private parks.
- Section 21.28.140: Park fees.
- Trail _____

OTHER REQUIREMENTS/COMMENTS

- HOLD** _____
- Meet requirements of the zone, Subdivision Ordinance **Antelope Valley Area Plan**
- Withdraw and cancel tract/parcel _____
- Section 21.38.010 through 21.38.080: Vesting tentative map.
- Property line returns.
- Final parcel map waiver Granted. Not granted.
- California Department of Fish and Game impacts. The **WHAT'S THIS WORDING**
 - Is *de minimus* in its impact on fish and wildlife. A \$25 processing fee is necessary for the filing processing of a Notice of Determination in compliance with Public Resources Code Section
 - Is not *de minimus* in its impact on fish and wildlife. A _____ to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game
- Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit _____
- Chapter 22.72: Pay library impact fee prior to issuance of building _____
- Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- Pay Mitigation Monitoring Program Fee subsequent to project _____
- Provide slope planting and an irrigation system as required in the grading ordinance.
- Section 21.32.195: Plant one tree in the front yard of each residential lot. **Recommend additional**
- The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake,
- _____

RESIDENTIAL PLANNED DEVELOPMENT

- HOLD** _____

- Waive the requirement for street _____
- Conform to the minimum average lot width requirement approved by the _____
- Conform to the minimum street frontage requirement approved by the _____
- Conform to the lot area requirements approved by the _____
- Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- Dedicate construction rights over the common _____

LEASE PROJECTS/LOTS

- HOLD** _____
- This project is approved as a lease project _____ residential/commercial buildings.
- Section 21.24.370: Modifications to access, highway, and street requirements granted.
- Place a note on the final map that _____ is a lease project for _____
- Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of $\geq \frac{1}{4}$ " in height on the _____
- Record separate final maps.
- _____

MOBILEHOME SUBDIVISIONS

- HOLD** _____
- This project is approved as a mobilehome _____ mobilehomes.
- Section 21.24.370: Modifications to access, highway, and street requirements granted.
- Place a note on the final map that lot _____ is a mobilehome project _____
- Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters $\geq \frac{1}{4}$ " in height on _____
- _____

STANDARD CONDOMINIUM CONDITIONS

- HOLD** _____
- New Condominiums Condominium Conversion
- Section 21.16.015: Depict condominium footprints and driveways/access on an exhibit map.
- Provide for the maintenance of the common areas by a Homeowners Association.
- Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
- Provide the standard note on the final map.
- Provide the commercial note on the final map.
- For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map
 - Verification that each tenant has received written notification of the intent to convert at least 60 prior to the filing of the tentative map.
 - Provide tenants with written notification 10 days prior to map recordation that an application for public report will be, or has been, submitted to the Department of Real Estate, and that such to be available on request. Submit a copy of the notarized letter to Regional Planning prior to map approval.
 - Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy notarized letter to Regional Planning prior to final map approval.
- Standard condominium conversion ordinance requirements.
- Record a separate final map over the condominium project.
- _____

ADDITIONAL COMMENTS: This project site is within the Antelope Valley water adjudication area.

HOLDS:

Tentative Map:

- Provide a note on the map stating who owns and maintains the sidewalks, detention basin, and recreation park;
- Provide a note on the map stating the tree situation;
- The lot table and method the lots were numbered do not match. Either revise the lot table or lot numbering to consistent with each other;
- Number the detention basin lot with its own lot number—there are currently two Lot 23's on the map;
- Verify status of "B" and "D" streets; clarify water supply—map indicates AVEK and application indicates L.A. County Waterworks;
- State whether "B" and "D" Streets, Avenues W-4 and W-6, and 128th Street East are private and future or dedicated public streets;
- Extend lot lines to the centerline of private and future streets;
- State which streets the "Typical Road Profile" depicts—cross sections are required for Longview Road, "B" and "D" Streets, Avenues W-4 and W-6, and 128th Street East;
- Do not depict "setback line";
- Verify gross acreage noted on the map. The gross acreage includes area to the centerline of dedicated public streets;
- Verify that the map is drawn to the indicated scale of 1" = 60 feet; the marked dimensions of several lot lines do not measure as noted on the dimensions.
- Include Assessor's Parcel Numbers on the tentative map.
- Evaluate whether the retention basin can be relocated away from the street corner, or whether low-impact development best management practices on the individual lots could eliminate the need for the basin.
- Provide two copies of a conceptual landscaping plan of the park or a site plan showing the proposed park facilities.

Application:

- The water supply listed on the application and map are different. The application indicates L.A. County Waterworks and map indicates Antelope Valley East Kern Water Company. Please verify the correct entity and update either application or map.

Engineer Information:

- The map must be released by the prior engineer who created it. A letter is required from the previous engineer, releasing the map number to the current engineer. Within this letter the current engineer's name and contact information must be included.

Building Permits:

- Submit building permits for all existing buildings.

Antelope Valley Plan:

- Submit the attached statement regarding Non-Urban Residential Development Conditions.
- The Initial Study is being updated to the current format for this document.

NOTE Only complete submittals shall be accepted. Incomplete submittals will not be processed and will be disposed. Next submittal includes 35 folded copies of tentative map and exhibit "A" maps (with sheets stapled); one cover letter describing all changes made to the map; 35 copies of revised application;

PUBLIC HEARING

Hearing Officer

Regional Planning Commission

Newspaper: Antelope Valley Press

Library: Littlerock Library

COMMUNITY STANDARDS DISTRICTS (CSD)

HOLD _____

Section 22.44.112: East Compton

Section 22.44.114: Walnut Park

Section 22.44.119: Topanga Canyon

Section 22.44.121: Twin Lakes

Section 22.44.123: Malibou Lake

Section 22.44.126: Acton

Section 22.44.130: West Rancho Dominguez-Victoria

Section 22.44.132: Rowland Heights

Section 22.44.135: East Pasadena-San Gabriel

Section 22.44.137: Castaic Area

Section 22.44.113: Agua Dulce

Section 22.44.118: East Los Angeles

Section 22.44.120: West Athens-Westmont

Section 22.44.122: Leona Valley

Section 22.44.125: Willowbrook

Section 22.44.127: Altadena

Section 22.44.131: South San Gabriel

Section 22.44.133: Santa Monica Mtns North Area

Section 22.44.136: Avocado Heights

Section 22.44.138: Florence-Firestone

TOWN COUNCIL

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, an approved drainage concept, Standard Urban Stormwater Mitigation Plan (SUSMP), and Low Impact Development Plans (LID). Please see attached Storm Drain and Hydrology review sheet (Comments 1 to 4) for comments and requirements. The drainage concept, SUSMP and, LID shall be submitted directly to Public Works.
- (2) As previously requested, an approved engineering geologic report. Please see attached Geologic review sheet (Comments 2 and 3) for comments and requirements. The soil report shall be submitted directly to Public Works.
- (3) As previously requested, an approved soils report. Please see attached Soils Engineering review sheet (Comments 1 to 6) for comments and requirements. The soil report shall be submitted directly to Public Works.
- (4) Obtain approval of a drainage concept from the Storm Drain, Standard Urban Stormwater Mitigation Plan (SUSMP), and Low Impact Development Plans (LID) plan by the Storm Drain and Hydrology Section. Please see attached Grading review sheet (Comment 2) for comments and requirements.
- (5) Submit a covenant or easement documents. Please see attached Grading review sheet (Comment 3) for comments and requirements.
- (6) Provide a grading exhibit to demonstrate feasibility of future development. Please see attached Grading review sheet (Comment 4) for comments and requirements.
- (7) As previously requested, an approved 40/100-foot-scale conceptual striping plan. Please see attached Road review sheet (Comment 1) for comments and requirements.
- (8) As previously requested, provide proof that the subdivider has obtained the necessary off-site easement and /or right of way. Please see attached Road review sheet (Comment 2) for comments and requirements.
- (9) Due to the adjudication process in the Antelope Valley, this project cannot be recommended for approval at this time. Please see attached Water review sheet (Comment 1) for comments and requirements.
- (10) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 2) for comments and requirements.

- (11) A revised tentative map and/or exhibit map are 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 holder, document number and record 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. A revised tentative map/ Land Division Application is required to reconcile the correct amount of proposed grading. Application shows a fill of 1,621 cubic yards and the map shows 1,410,000 cubic yards.
 - c. Depict the entire tract boundary of the project.
 - d. Reconcile the lot gross area for lots 3 and 22 (plan area vs. table area). Reconcile the lot gross area for Lot 23 (shown as two lots) and Lot A (not identified on plan).
 - e. Revise Lot 23 as necessary. Please see attached Geologic Review sheet (Comment 1) for comments and requirements.
 - f. Please see attached Grading review sheet (Comment 1 and 5) for comments and requirements.
 - g. Please see attached Road review sheet (Comment 3) for comments and requirements.
 - h. Please see attached Water review sheet (Comment 3) for comments and requirements.
- (12) A revised Land Division Application/ tentative map is required to reconcile the correct amount of proposed grading. Application shows fill of 1,621 cubic yards and map shows 1,410,000 cubic yards.
- (13) A revised Land Division Application/ tentative map is required to reconcile the name of the water purveyor.

 
Prepared by John Chin
tr48471L-rev4.doc

Phone (626) 458-4918

Date 03-26-2012



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

TRACT MAP NO. 48471

TENTATIVE MAP DATED 2/29/2012

Prior to tentative map approval for drainage:

1. 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, capacity of existing storm drain facilities, and demonstrate compliance with the Antelope Valley Interim Drainage Policy and Interim Peak Flow Standard. 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 letter of intent for any offsite work.
 - The Interim Peak Flow Standard can be found at:
<http://dpw.lacounty.gov/lacfd/docs/Flood%20Control%20District%20Policies/Interim%20Peak%20Flow%20Policy.pdf>
 - The Antelope Valley Interim Drainage Policy can be found at:
<http://dpw.lacounty.gov/lacfd/docs/Flood%20Control%20District%20Policies/Antelope%20Valley%20Interim%20Drainage%20Policy~Entire%20Package.pdf>
2. A Standard Urban Stormwater Mitigation Plan (SUSMP), as part of the drainage concept, is required when any of the following conditions exist:
 - Ten or more unit subdivision for single-family or multifamily homes;
 - Redevelopment projects (creation, addition, or replacement of 5,000 square feet of impervious surface area).
3. A Low Impact Development (LID) Plan, as part of the drainage concept, is required.
 - 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](http://dpw.lacounty.gov/wmd/LA%20County%20LID%20Manual.pdf)
4. Submit a revised tentative map:
 - a) Showing existing and proposed drainage patterns and drainage devices.
 - b) Showing retention basin as fee title lot to the County of Los Angeles and delineate limits (lot noted in land division application project table, but limits not currently depicted on tentative map).
 - c) Removing recreation park from within retention basin. Basin shall be fenced off and may not be co-used for recreation.
 - d) Showing access road to basin invert. For basin design parameters and testing procedures, see the Policy for New Percolation Basin Testing, Design and Maintenance which can be found at:
<http://dpw.lacounty.gov/lacfd/docs%5CFlood%20Control%20District%20Policies/Percolation%20Basin%20Policy.pdf>

*Effective July 30, 1999 all development projects shall comply with Standard Urban Stormwater Mitigation Plans (SUSMP) requirements. For information see SUSMP web page address: <http://888cleanla.com>. The first .75 inches of stormwater runoff volume from the site must be treated prior to discharging into stormwater conveyance systems.

By Lizbeth Calderon
LIZBETH CALDERON

Date 03/22/2012 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
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 48471 TENTATIVE MAP DATED 2/29/12 (Revised)
SUBDIVIDER Di Stefano LOCATION Pearblossom
ENGINEER Challman Engineering, Inc.
GEOLOGIST & SOILS ENGINEER PSI (of record) REPORT DATE 1/7/91, 4/26/90 (AEL)

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

- 1. Lot No. 23 is designated for two separate lots on the revised tentative map. Revise lot numbers as necessary.

As previously requested (Geologic Review Sheet dated 6/26/07):

- 2. A retention basin is proposed on lot 24 (shown as lot no. 23 on revised tentative map). The geotechnical consultants must address the potential for hydro-consolidation and mitigate the hazard posed by this facility.
- 3. The Soils Engineering review dated 3-15-12 is attached.

NOTE Provide a copy of this review with your resubmittal

Prepared by _____ Reviewed by  Date 3/13/12
Geir Mathisen

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 Tract Map 48471
Location Pearblossom
Developer/Owner Di Stefano
Engineer/Architect Challman Engineering, Inc.
Soils Engineer PSI (of record)
Geologist PSI

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

Review of:

Tentative Tract Map Dated by Regional Planning 2/29/12 (rev.)
Soils Engineering and Geology Report Dated 1/7/91
Soils Engineering and Geologic Reports by American Engineering Laboratories, Inc. Dated 4/26/90
Previous Review Sheet Dated 6/26/07

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

As previously requested:

1. The Soils Engineer must address the potential impact of hydroconsolidation due to the use of the retention basin on adjacent properties. Recommend mitigation as necessary.
2. Address the potential for hydroconsolidation at the site. Include hydroconsolidation test data to justify conclusions and provide revised recommendations for mitigation as necessary.
3. Provide a geotechnical map which includes the following:
 - a. Location of the building sites.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, as necessary.
 - c. Any grading required for the buildable site on each of the lots.
 - d. Location of private sewage disposal system(s).
 - e. Location of "Restricted Use Area(s)"/"Building Setback(s)".
 - f. All recommended mitigation measures, as necessary.
4. The Soils Engineer of record must acknowledge all pertinent previous soil reports and make a statement that he agrees with their findings, conclusions, and recommendations or provide appropriate modifications.
5. Requirements of the Geology Section are attached.
6. Include a copy of this review sheet with your response.



Prepared by _____ Date 3/15/12

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

P:\gmepub\Soils Review\Jeremy\TR 48471, Pearblossom, TTM-NA_3.doc

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. Grading limits for access road (offsite access road, debris basin, trails, etc.)
 - d. 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.
 - e. Indicate maintenance responsibilities for all drainage devices.
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. Provide a grading exhibit to demonstrate feasibility of future development by showing enough information/detail to prove that the future grading footprints will be within the tract boundaries and that reasonable future driveway grades can be constructed to the satisfaction of Public Works.
5. Additional Comments:
 - a. Verify information on lot summary table – lot numbers shown on tentative map not match with the summary table (two lots with the same lot number - 23).

 Name Tony Hui Date 03/19/2012 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, an approved 40/100-foot-scale conceptual striping plan is required for Longview Road to provide turn pockets onto Avenue W-4 and Avenue W-6 and to determine adequate pavement widths and transitions. For additional information, please contact Sam Richards of our Land Development Division at (626) 458-4921.
2. As previously requested, provide proof that the subdivider has obtained the necessary off-site easement and/or right of way to allow for the construction of the necessary off-site grading and street improvements on 128th Street East, Avenue W-4, Avenue W-6 and Longview Road (if necessary) to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way.
3. A revised tentative map is required to show the following items:
 - a. Show and call out existing and proposed street grades on all proposed streets within the tract boundaries and property frontage.
 - b. Longview Road should be designed as a secondary rural highway. Therefore, provide additional dedication 43 feet from the centerline and show the proposed secondary rural highway section along the property frontage on Longview Road.
 - c. As previously requested, delineate and label the portions of property separated by the proposed right of way curve lines of Avenue W-6 at the northwest and southwest corner of the intersection of Avenue W-6 and Longview Road.
 - d. As previously requested, a minimum of 24 feet of pavement (10 feet offsite) is required on 128th Street East and Avenue W-4. If the Fire Department requires a wider pavement width, show the additional pavement to the satisfaction of Public Works. Show the proposed private and future right of way offer 30 feet from centerline along 128th Street East.
 - e. The existing typical section is not applicable on all streets. Provide a typical section for Longview Road, Avenue W-4, Avenue W-6 and 128th Street

West. As previously requested show and call out proposed and existing right of way where applicable.

- f. As previously requested, show and call out proposed centerline curve data (radii, lengths, tangents, BC's, EC's, PRC's, PCC's, etc.) on Avenue W-6.
- g. As previously requested, clearly delineate and label the tract boundary and all proposed and existing street right of way limits and improvements along the Tract boundary. Call out the portions of property divided by the right of way lines of Avenue W-6 at the northwest and southwest corner of the intersection of Avenue W-6 and Longview Road.
- h. As previously requested, show and call out all landing areas at a maximum 3 percent grade on all T-intersections.
- i. As previously requested, revise driveway location of lot 2 to take access onto other collector streets instead of Longview Road. Longview Road is a secondary highway and access from single family residence is not allowed. Show proposed access locations for lot 3.
- j. As previously requested, call out all private and future streets on tentative map.
- k. As previously requested, delineate and call out standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with planned highways (those on the County Highway Plan), 27 feet where all planned highways intersect, or to the satisfaction of Public Works.
- l. As previously requested, align the proposed centerline of Avenue W-6 with the section line of Section 26, T5N, R10W and the existing centerline of Avenue W-6 easterly of Longview Road. The centerline of 128th Street East shall be aligned with the tract boundary.
- m. Provide a temporary turnaround or knuckle at the terminus of 128th Street East and Avenue W-4 and Avenue W-6. Show the additional right of way needed to accommodate a standard knuckle or temporary turnaround.

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) Due to the ongoing adjudication process in Antelope Valley, this project cannot be recommended for approval unless the water source to serve this project is located outside the adjudicated area basin.
- (2) Provide a "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 parcel.
- (3) Provide a tentative map with adequate information, in particular, but not limited to the following items.
 - a. As previous requested, show and label existing water main lines to serve the proposed development and call out the proposed points of connection to the existing water system.
 - b. As previous requested, show how each lot is to be served by existing/proposed public water and call out the proposed points of connection.
 - c. As previous requested, show and call out the locations of existing water service lines to the existing buildings. Water service line to the existing building must be with the same parcel as the building it serves; otherwise, it shall be relocated to the same parcel.
 - d. Reconcile the water source name. The name of the water purveyor on the tentative map is different from the name given in the Land Division Application.
- (4) Reconcile the name of the water source in the Land Division Application with the name in the tentative map.



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 78471 (Rev.)

TENTATIVE MAP DATED 07-13-2011

- 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
tr48471L-rev4.doc

Phone (626) 458-4918

Date 03-05-2012

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 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. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
11. Grant ingress/egress and utility easements to the public over the private and future or future streets.
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 \$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

JAC
Prepared by John Chin

Phone (626) 458-4918

Date 03-21-2012

Preliminary Conditions:

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

1. Provide minimum landing area of 50 feet for local access roads and at a maximum 3 percent grade on all "tee" intersections.
2. Provide property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of local streets with Longview Road plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
3. Dedicate right of way 43 feet from centerline along the property frontage on Longview Road. 13 feet of additional right of way is required along the property frontage.
4. Make an offer of private and future right of way 30 feet from centerline along the property frontage on Avenue W-4, Avenue W-6, 128th Street East, "B" Street and "D" Street.
5. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
6. Construct secondary highway improvements on Longview Road consistent with the typical section shown on the tentative map. Permission is granted to use the alternate rural highway (modified) section. If sidewalk is proposed, the walk (5 feet minimum) shall be setback a minimum of 10 feet from the edge of traveled way (flowline). The right of way line is then setback 6 inches from back of walk.
7. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines along the property frontage on Avenue W-4, Avenue W-6, 128th Street East, "B" Street and "D" Street to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way. A minimum of 24 feet of pavement is required along the property frontage on Avenue W-4 and 128th Street East and off-site pavement is tentatively required on the opposing half of the street to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works.
8. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.

9. Repair any displaced, broken, or damaged curb, gutter, and pavement done during construction along the property frontage on streets within this subdivision to the satisfaction of Public Works.
10. Provide and install street name signs prior to occupancy of buildings.
11. Conform with the approved conceptual signing and striping plan dated _____. Provide detailed 40 foot scale signing and striping plan to the satisfaction of Public Works. Construct additional pavement and transitions for a 65 mph design speed on partially improved highways to provide a striped (left-turn/right-turn) lane at entrance street intersection(s).
12. 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 Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
13. 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.
14. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring within the tract boundaries and along the property frontage on all to the satisfaction of Public Works. Submit street lighting 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, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. 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.

- (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 ten to twelve months 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 or in filing the final subdivision map for recordation. 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, or the current phase of 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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 48471 (Rev.)

Page 1/1

TENTATIVE MAP DATED 02-29-2012

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

Approved without conditions. There are no existing public sewer facilities within proximity of the project and the subdivider proposes to use private sewer systems.

Prepared by  Tony Khalkhali
tr48471s-rev4.doc

Phone (626) 458-4921

Date 03-21-2012



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 48471 Map Date February 29, 2012

C.U.P. _____ Vicinity Map 177A1 - Palmdale

- 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 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- 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: **On site access requirements for each proposed lot will be required during the architectural plan review by the Fire Department prior to building permit issuance.**

By Inspector: Juan C. Padilla Date March 27, 2012



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 48471 Tentative Map Date February 29, 2012

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 2 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: _____
- 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 2 original fire flow availability forms form 2 existing public fire hydrants, 1 on Longview Road and 1 on 128th Street, for review prior to Tentative Map clearance. Submit an fire hydrant exhibit to the Fire Department to locate any additional fire hydrants 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 March 27, 2012



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



PARK OBLIGATION REPORT

Tentative Map #	48471	DRP Map Date:	02/29/2012	SCM Date:	04/05/2012	Report Date:	03/29/2012
Park Planning Area #	45B		PEARBLOSSOM			Map Type:	REV. (REV RECD)

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:	0.17
IN-LIEU FEES:	\$6,990

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$6,990 in-lieu fees.

Trails:

No trails.

Comments:

Map proposes 23 single-family home lots. An existing single-family residence to remain; net increase of 22 single-family home lots.

*****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, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	48471	DRP Map Date:	02/29/2012	SMC Date:	04/05/2012	Report Date:	03/29/2012
Park Planning Area #	45B		PEARBLOSSOM			Map Type:	REV. (REV RECD)

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

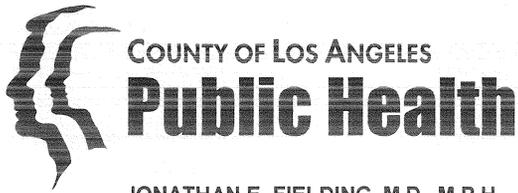
	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.52	0.0030	22	0.17
M.F. < 5 Units	3.32	0.0030	0	0.00
M.F. >= 5 Units	3.20	0.0030	0	0.00
Mobile Units	1.97	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.17

Park Planning Area = 45B PEARBLOSSOM

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.17	\$41,115	\$6,990

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
0.17	0.00	0.00	0.17	\$41,115	\$6,990



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Tract Map No. 48471

Vicinity: Pearblossom

Tentative Tract Map Date: February 29, 2012 (4th Revision)

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend approval of **Tentative Tract Map 48471** until the requirements listed in the attached report have been satisfied:

1411

Prepared by: Ken Habaradas

Phone No: (626) 430-5382

Date: March 22, 2012

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: March 22, 2012

Page 1 of 1

Map No. TR 48471

Map Date: February 29, 2012

The Drinking Water Program cannot recommend approval of this map until the following requirement has been satisfied:

1. Revise the map to indicate the Los Angeles County Waterworks District as the water purveyor for the proposed subdivision.

For questions regarding the above requirement, please contact Richard Lavin at (626) 430-5420.