



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

# SUBDIVISION COMMITTEE REPORT

**PROJECT NUMBER**

96008

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. 24317  
Conditional Use Permit No. 201300167  
Oak Tree Permit No. 201100020  
Environmental Assessment No. 96008

**OWNER / APPLICANT**

Jess & Johanna Zamora

**MAP/EXHIBIT DATE:**

11/26/13

**SCM REPORT DATE:**

12/30/13

**SCM DATE:**

01/09/13

**PROJECT OVERVIEW**

Tentative parcel map to create four (4) single-family residential parcels on 2.53 gross (2.37 net) acres, for a proposed density of 1.7 dwelling units per net acre. Also an oak tree permit to remove four oak trees and a hillside management conditional use permit (M-CUP+) to develop the project on a site with slopes of more than 25 percent grade, since the proposed density exceeds the midpoint density threshold of the underlying land use category (1 dwelling unit per net acre).

**MAP STAGE**

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

**MAP STATUS**

Initial:  1<sup>st</sup> Revision:  2<sup>nd</sup> Revision:  Additional Revisions (5<sup>th</sup>):

**LOCATION**

3260 Dulzura Drive, Hacienda Heights

**ACCESS**

Dulzura Drive

**ASSESSORS PARCEL NUMBER(S)**

8241-013-040

**SITE AREA**

2.53 acres (gross); 2.37 acres (net)

**GENERAL PLAN / LOCAL PLAN**

Hacienda Heights Community Plan

**ZONED DISTRICT**

Hacienda Heights

**SUP DISTRICT**

4

**LAND USE DESIGNATION**

H2- Residential 2 (0-2 dwelling units/net acre)

**ZONE**

A-1-15000 (Light Agricultural- 15,000-square-foot Minimum Required Lot Area)

**PROPOSED DWELLING UNITS (DU/AC)**

4 units (1.7 DU/AC)

**MAX DENSITY/UNITS (DU/AC)**

4 units (1.7 DU/AC)

**COMMUNITY STANDARDS DISTRICT**

Hacienda Heights

**ENVIRONMENTAL DETERMINATION (CEQA)**

To be determined- Requires Initial Study

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

Department	Status	Contact
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 <a href="mailto:tmontgomery@planning.lacounty.gov">tmontgomery@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Cleared	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Sheela Mathai (213) 351-5121 <a href="mailto:smathai@parks.lacounty.gov">smathai@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit A+Revision Required: Reschedule for Subdivision Committee Reports Only: Revised Application Required: Other Holds (see below): 

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**REGIONAL PLANNING ADDITIONAL COMMENTS**Tentative Map:

1. Open Area calculations are incorrect and instead refer to building pad areas. References to open area are unnecessary on the tentative map and should be removed.
2. Notes 9, 10, and 11 should be renumbered as 4, 5, and 6.
3. Add a note indicating number of existing and proposed parcels.
4. Include a legend defining all symbols, acronyms, and line work.

Exhibit A+Map:

1. Open Area calculations are incorrect and instead refer to building pad areas. Recalculate open space areas (must be at least 25% of the net area) and identify location of dedicated open space on the exhibit map.
2. Add calculations indicating areas of proposed building pads.
3. Extent of canopies and encroachment zones (canopies plus five feet) of all oak trees must be accurately depicted on the exhibit map. Currently oak trees are depicted with a uniform graphic.
4. Include a legend defining all symbols, acronyms, and line work.
5. Add notes indicating the site's midpoint density (1 du/net acre, or 2.2 units) and maximum density (2 du/net acre, or 4.4 units).

Administrative:

1. Please submit the following additional documents, which are needed prior to scheduling a public hearing:
  - a. At least eight photographs of the project site from various angles and a corresponding photo key indicating the location and direction in which they were taken
  - b. Cross sections of proposed parcels 2, 3, and 4, including depictions of retaining walls and slopes above
  - c. Architectural renderings of parcels 2, 3, and 4 from Dulzura Drive, including conceptual placement of homes and retaining walls
  - d. Depiction of proposed haul route for exported soil, including location of final disposal

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 updated engineering geology report is required. Please see attached Geologic review sheet. The engineering geology report shall be submitted directly to Public Works and a review fee is also required.
- (2) As previously requested, an updated soils report is required. Please see attached Soils review sheet. The soils report shall be submitted directly to Public Works and a review fee is also required.
- (3) Provide grading information (Item No. 9) on the "Land Division Application".

*HW*  
Prepared by John Chin  
pm24317L-rev5.doc  
<http://planning.lacounty.gov/case/view/96-008/>

Phone (626) 458-4918

Date 12-24-2013

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 PARCEL MAP 24317  
SUBDIVIDER Zamora  
ENGINEER Gorgy Engineering  
GEOLOGIST Applied Earth Sciences  
SOILS ENGINEER Applied Earth Sciences

TENTATIVE MAP DATED Nov 26 2013 + Exhibit A (Rev.)  
LOCATION Hacienda Heights (Dulzura Drive)  
REPORT DATE 8/22/12, 11/22/06, 8/03/04, 8/18/98, 12/08/95  
REPORT DATE 8/22/12, 11/22/06, 8/03/04, 8/18/98, 12/08/95

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

**PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE PARCEL MAP:**

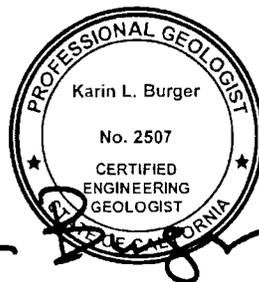
1. As stated previously: An updated engineering geology report is required to evaluate the feasibility of the most current tentative map.
2. Global and surficial stability of the site must be evaluated based on the most current tentative map.
3. The base map for the geologic map must match the most current tentative map. Geotechnical maps and cross-sections must be at the same scale and should be a resolvable scale with the current tentative map.
4. As Stated Previously:

Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe Portable Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project will not be approved until this requirement has been met.

The submittal in response to this review must include a CD containing an electronic version of the original report dated 8/22/12 and 11/22/06, along with the supplemental report in response to this review.

5. The Soils Engineering review dated 12/19/13 is attached.

NOTE Provide a copy of this review with your resubmittal



Reviewed by Karin Burger  
Karin Burger

Date December 17, 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 GMPH  
Sheet 1 of 1

Tentative Parcel Map 24317  
Location Dulzura Drive, Hacienda Heights  
Developer/Owner Zamora  
Engineer/Architect Gorgy Engineering  
Soils Engineer Applied Earth Sciences  
Geologist Applied Earth Sciences

DISTRIBUTION:

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

Review of:

Tentative Parcel Map Dated by Regional Planning 11/26/13 + Exhibit A (Rev.)  
Geology and Soils Engineering Report Dated 8/22/12, 11/22/06, 8/3/04, 8/18/98, 12/08/95  
Previous Review Sheet Dated 12/17/12

ACTION:

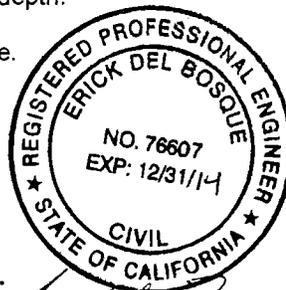
Tentative Map feasibility is not recommended for approval.

REMARKS:

1. Requirements of the Geology Section are attached.
2. Submit an updated soils engineering report to evaluate the feasibility of the most current tentative map.
3. Provide static, seismic, and surficial slope stability analyses based on the most current tentative map. Also, provide a geotechnical cross-section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross-sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.

As previously requested in review sheet dated 4/23/12:

4. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, date of registration expiration, and date of signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the reports dated 8/22/12 and 11/22/06, along with the supplemental report in response to this review.
5. At the grading plan review stage, provide additional data and analyses for the following:
  - a. Minimum pile embedment to resist a lateral thrust of 80 kips/linear foot as determined in the 11/22/06 report. Provide substantiating data and analyses as necessary.
  - b. Point of fixity for defining the embedment depth.
6. Include a copy of this review sheet with your response.



Prepared by \_\_\_\_\_

Erick del Bosque

Date 12/19/13

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.

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

PARCEL MAP NO. 24317 (Rev.)

TENTATIVE MAP DATED 11-26-2013  
EXHIBIT "A" MAP DATED 11-26-2013

- 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 12-17-2013

pm24317L-rev4.doc

<http://planning.lacounty.gov/case/view/96-008/>

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. If applicable, quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
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



Prepared by John Chin

Phone (626) 458-4918

Date 12-17-2013

pm24317L-rev5.doc

<http://planning.lacounty.gov/case/view/96-008/>



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

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

PARCEL MAP NO.: 24317

TENTATIVE MAP DATE: 11/26/13

**STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

Approval with respect to drainage is recommended with the following drainage conditions:

**Prior to Improvement Plans Approval:**

1. Comply with the requirements of the Hydrology Study/Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 5/18/2010 to the satisfaction of the Department of Public Works.
2. Obtain a permit from LA County Flood Control District for proposed connections to the existing storm drain system to the satisfaction of the Department of Public Works.

Name Ernesto J Rivera Date 12/19/13 Phone (626) 458-4921  
Ernesto J Rivera

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

**REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:**

1. Provide approval of:
  - a. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - b. Where it is applicable, permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
  - c. Encroachment Permit to make a direct drainage connection to the existing 18' storm drain from the entity responsible for maintenance.
  - d. Fire Department for the proposed driveways.

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.



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

1. Permission is granted to maintain the existing street right of way of 42 feet on Dulzura Drive due to title limitations.
2. Construct new driveways to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
3. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on Dulzura Drive to the satisfaction of Public Works.
4. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
5. Install postal delivery receptacles in groups to serve two or more residential parcels.
6. 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.



Prepared by Patricia Constanza  
pm24317r-rev5.doc

Phone (626) 458-4921

Date 12-19-2013

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

1. Install separate house laterals to serve each parcel in the land division.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation, if it is not annexed. The request for annexation must be approved prior to final map approval.

  
Prepared by Tony Khalkhali  
pm24317s-rev5.doc

Phone (626) 458-4921

Date 12-18-2013

The subdivision shall conform to the design standards and policies of the City, 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 the 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. At grading stage, submit landscape and irrigation plans for each single-family lot in the land division, with landscape area greater than 5,000 square feet, in accordance with the Water Efficient Landscape Ordinance.
4. If applicable, provide a "Verification" letter" from the water purveyor indicating that if recycle water is available for irrigation.
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  
pm24317w-rev5.doc

Phone (626) 458-4921

Date 12-19-2013



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 24317 Map Date November 26, 2013 - Ex A

C.U.P. \_\_\_\_\_ Map Grid 0470A

- 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) 88162404.
- 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: Access is adequate as shown on the Tentative Map.  
The off-site reciprocal access easement for Parcel 1 shall be provided from Dulzura Dr to the westerly property line. The easement shall be recorded to the satisfaction of the Department of Regional Planning.

By Inspector: Juan C. Padilla Date December 09, 2013



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 24317 Tentative Map Date November 26, 2013 - Ex A

Revised Report YES

- 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 \_\_\_ gallons per minute at 20 psi for a duration of \_\_\_ hours, over and above maximum daily domestic demand. \_\_\_ 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 \_\_\_ 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: **Per the fire flow test performed by Suburban Water Systems dated 03-08-12, the existing water system complies with the Fire Department's requirements.**

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 December 09, 2013,



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>24317</b>	DRP Map Date:	<b>11/26/2013</b>	SCM Date:	<b>01/09/2014</b>	Report Date:	<b>12/24/2013</b>
Park Planning Area #	<b>9</b>		<b>HACIENDA HEIGHTS</b>			Map Type:	<b>REV. (REV RECD)</b>

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:	<b>0.03</b>
IN-LIEU FEES:	<b>\$7,176</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,176 in-lieu fees.

Trails:

No trails.

Comments:

Map to create four (4) single family lots, with credit for an existing house to remain; net increase of three (3) 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, Land Acquisition & Development Section



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



**PARK OBLIGATION WORKSHEET**

Tentative Map # <b>24317</b>	DRP Map Date: <b>11/26/2013</b>	SMC Date: <b>01/09/2014</b>	Report Date: <b>12/24/2013</b>
Park Planning Area # <b>9</b>	<b>HACIENDA HEIGHTS</b>	Map Type: <b>REV. (REV RECD)</b>	

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	3.46	0.0030	3	0.03
M.F. < 5 Units	2.24	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.92	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.03

Park Planning Area = **9 HACIENDA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.03	\$239,196	\$7,176

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
0.03	0.00	0.00	0.03	\$239,196	\$7,176



**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**CYNTHIA A. HARDING, M.P.H.**  
Chief Deputy Director

**ANGELO J. BELLOMO, REHS**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

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December 13, 2013

Tentative Parcel Map No. 24317

Vicinity: Hacienda Heights

Tentative Parcel Map Date: November 26, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 24317** based on the use of public water (Suburban Water System) and public 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, MPA, REHS** (M.T.)  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5382 • FAX (626) 813-3016