



Los Angeles County
Department of Regional Planning

Director of Planning Richard J. Bruckner

320 West Temple St, Los Angeles, 90012 (213) 974-6433 Fax: (213) 626-0434 http://planning.lacounty.gov



REVISED SUBDIVISION COMMITTEE REPORT

CONDITION MODIFICATION ONLY

Planner:	<u>Lynda Hikichi</u>	E-mail:	<u>lhikichi@planning.lacounty.gov</u>
Subdivision Committee Date:	<u>April 26, 2012</u>	Amend. Map Date:	<u>N/A</u>
Parcel Map No:	<u>24419-1</u>	Amendment Letter:	<u>March 27, 2012</u>
Associated Permits:	<u>N/A</u>		
Project Number:	<u>96173</u>	Supervisorial District:	<u>5th</u>
Tentative Map Approved:	<u>April 3, 2002</u>	Zoning Designation:	<u>M-1½, M-2½, A-1-1, A-1-2.5, A-2-1, A-2-5, C-3, B-1</u>
Tentative Map Expires:	<u>April 3, 2014</u>	Zoned District:	<u>Palmdale, North Palmdale, Antelope Valley East, and Little Rock</u>
		Community:	<u>Palmdale</u>

Project as approved: **To consolidate approximately 2000 existing lots on approximately 17,470 acres of land into 54 lots ranging in size from 23 acres to 3,758 acres.**

Proposed amendment: **To amend Tentative Parcel Map condition No. 5 to state as follows (added verbiage underlined): "Grant to the general public a non-exclusive easement for ingress and egress and road purposes over the private and future streets and the future streets in the subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning when those private and future street dedications have been accepted by the County."**

Location: **Subject property is bounded by Avenue M on the north, Palmdale Boulevard on the south, 105th Street East on the east, and 15th Street East on the west.**

SUBDIVISION COMMITTEE HOLDS:

- | | | | |
|--|---|--|--------------------------------------|
| <input type="checkbox"/> Drainage Concept | <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Soils Report | <input type="checkbox"/> Road Design |
| <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Health Services | <input type="checkbox"/> Revised Map |
| <input type="checkbox"/> Revised Exhibit "A" | <input type="checkbox"/> Other | <input type="checkbox"/> Other | <input type="checkbox"/> Other |

Submit **35 folded** copies of the map(s) and a cover letter outlining all changes made to the map(s).

Reschedule for Subdivision Committee Schedule for Subdivision Committee Reports

COMMENTS

No Holds. Cleared for public hearing.

IMPORTANT NOTICE: Please bear in mind that processing and approval of an amendment does not affect the expiration date of the underlying tentative map. The expiration date stated above determines whether a tentative map is valid.

TOWN COUNCIL

Date 04/25/12

TO: Nooshin Paidar
Department of Regional Planning

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

FROM: Henry Wong/John Chin
Department of Public Works

PARCEL MAP NO. 24419

amendment letter

Public Works' report for NO SCM ~~map~~ dated 03/27/2012.

Revised Public Works' report for map dated _____.

Revised pages of Public Works' report for map dated _____ as follows.

Revised Public Works' report clearing previous _____ denial(s).

Public Works still has _____ denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map may be filed.

Other:

CC:

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

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PARCEL MAP NO. 24419 (Amend.) AMENDMENT LETTER DATED 03-27-2012

Public Works has no objection to the amendment request to modify Condition #5 to the following as proposed by the applicant: "Grant to the general public a non-exclusive easement for ingress and egress and road purposes over the private and future streets and the future streets in the subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning **when those private and future street, or future street dedications have been accepted by the County.**"

^{HW}
Prepared by Henry Wong
pm24419La-letter(03-27-2012).doc

Phone (626) 458-4910

Date 04-25-2012



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 24419 Map Date: Amendment Letter

C.U.P. _____ Vicinity: _____

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of 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 "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative 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 approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department has no comments or concerns regarding the proposal to modify Condition #5. All previous conditions of approval and requirements are still applicable for this project.**

By Inspector: Juan C. Padilla Date April 19, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 24419 Map Date: Amendment Letter

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 ____ 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.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The Fire Department has no comments or concerns regarding the proposal to modify Condition #5. All previous conditions of approval and requirements are still applicable for this project.**

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 April 19, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



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



PARK OBLIGATION REPORT

Tentative Map #	24419	DRP Map Date:	03/27/2012	SCM Date:	04/26/2012	Report Date:	04/03/2012
Park Planning Area #	44A		REDMAN			Map Type:	AMENDMENT

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:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

No trails.

Comments:

This is a modification of a condition requiring easement dedications.

The Department issued a Clearance to Record for this project on 4/10/2008 (see attached).

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 #	24419	DRP Map Date:	03/27/2012	SMC Date:	04/26/2012	Report Date:	04/03/2012
Park Planning Area #	44A	REDMAN				Map Type:	AMENDMENT

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	3.27	0.0030	0	0.00
M.F. < 5 Units	2.98	0.0030	0	0.00
M.F. >= 5 Units	2.75	0.0030	0	0.00
Mobile Units	3.28	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = **44A REDMAN**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$33,501	\$0

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
0.00	0.00	0.00	0.00	\$33,501	\$0



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



Russ Guiney, Director

April 10, 2008

Land Development Division
Department of Public Works
County of Los Angeles
900 South Fremont Avenue
Alhambra, California 91803

CLEARANCE TO RECORD

Map # 24419-001 Unit of 24419 DPW Map Date 01/03/2008

The Subdivision Ordinance, Title 21, Section 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140 of the Los Angeles County Code, requires the dedication of park land or the payment of a fee-in-lieu thereof, or a combination of both as a condition for final approval of maps of residential subdivision. The park land obligation for this Tract has been fulfilled for the following

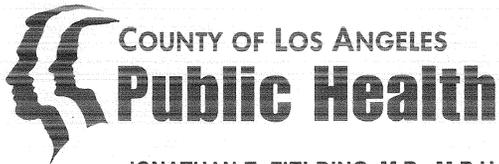
The tract/parcel map is exempt.

Exempt - Non-residential subdivision.

Sincerely,

Larry R. Hensley
Chief of Planning
Planning and Development Agency

SD	PPA	Account No.
5th	44A	68975



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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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Parcel Map No. 24419-1

Vicinity: Palmdale

Amendment Letter Date: March 27, 2012

The Los Angeles County Department of Public Health – Environmental Health Division has no objection to the requested modification to Condition No. 5 of Tentative Parcel Map 24419. The following conditions still apply and remain in effect:

1. Potable water shall be supplied by existing wells and the Palmdale Water District. All existing private water wells shall be operated so as to conform to the California Safe Drinking Water Act and the Los Angeles County Code, Title 11, Section 11.38.130 and 11.38.140. All abandoned water wells shall be decommissioned in an approved manner as prescribed by this Department. Permits and written authorization shall be obtained from this Department prior to the abandonment.
2. Sewage disposal shall be provided by public sewer.

Prepared by 
Ken Habaradas

Phone: (626) 430-5382

Date: April 25, 2012