



Los Angeles County
Department of Regional Planning

Director Richard J. Bruckner

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



SUBDIVISION COMMITTEE REPORT

Planner:	<u>Alejandrina C. Baldwin</u>	E-mail:	<u>acbaldwin@planning.lacounty.gov</u>
Subdivision Committee Date:	<u>11-8-12</u>	Map Date:	<u>10-11-12</u>
Tract/Parcel Map No:	<u>PM 063463</u>	Project No:	<u>PM063463</u>
Zoned District:	<u>Hacienda Heights</u>	Community:	<u>Hacienda Heights</u>
Supervisory District:	<u>4th</u>	APN #:	<u>8221-016-053</u>
Map Stage:	Tentative Map		
Map Type:	4th Revision		

Proposal: **Parcel Map to create two single-family lots on 1.24 gross acres (1.01 net acres).**

Location: 2576 1/2 Turnbull Canyon Road, Hacienda Heights

- 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 project is recommended for denial.**

TIME EXTENSION 1 Year

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Drainage Concept | <input checked="" type="checkbox"/> Geologic Report | <input type="checkbox"/> Soils Report/Letter | <input type="checkbox"/> Traffic Study |
| <input type="checkbox"/> Water Supply | <input type="checkbox"/> Septic System | <input type="checkbox"/> Fire Dept. Hold | <input type="checkbox"/> Parks & Recreation Hold |
| <input type="checkbox"/> Public Health Hold | <input checked="" type="checkbox"/> Environmental | <input type="checkbox"/> Revised Slope Map | <input type="checkbox"/> General Plan Determination |
| <input type="checkbox"/> Proof of Legal Access | <input type="checkbox"/> Revised Map | <input type="checkbox"/> Exhibit "A" | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Zone Change Hold | <input type="checkbox"/> CUP Hold | <input type="checkbox"/> Open Space | <input type="checkbox"/> Revised application |
| <input type="checkbox"/> | <input type="checkbox"/> OTP Hold | <input type="checkbox"/> | <input type="checkbox"/> |

- Reschedule for Subdivision Committee**
- Schedule for Subdivision Committee Reports**

Submit tentative and Exhibit Maps with cover letter outlining all changes made to the Maps. Revision fee is required. Contact Gloria Taylor at (213) 974-6433 for resubmittal appointment.

ENVIRONMENTAL REVIEW (213) 974-6461

- | | |
|--|---|
| <input checked="" type="checkbox"/> HOLD | Planner: <u>Alejandrina Baldwin</u> |
| <input type="checkbox"/> Categorical Exemption | <input type="checkbox"/> Pending Initial Study review |
| <input checked="" type="checkbox"/> Negative Declaration (to update) | <input type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Pending Draft EIR + Agency review | |

GENERAL PLAN

- HOLD**
- Land Use Category (Land Use Element)

Countywide General Plan:

U1 (Urban 1) 3.3 dwelling units per acre maximum density

Community or Specific Plan:

Hacienda Heights Community Plan (update not applicable as application was deemed complete on 2/11/2006).

- | | | |
|--|---|---|
| <input type="checkbox"/> Altadena Community Plan | <input type="checkbox"/> Antelope Valley Area Plan | <input type="checkbox"/> Catalina Island Land Use Plan |
| <input type="checkbox"/> East Los Angeles Community Plan | <input checked="" 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):

**4 DU
(1.24x3.3=4.09)**

Proposed Density: **2**

Plan Highways:

- Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required if GP update adopted first.

SEA:

Burden of Proof: Satisfactory. Additional information

- Hillside Project (Land Use Element) To Be Determined

Urban Non-Urban **Min 25** % Open Space

Submit a revised slope map and revised calculations

0-24.99% slope: _____ 25-49.99% slope: _____ 50% _____

Low Density Threshold: _____ Midpoint Threshold: _____ Maximum _____

Proposed Density: _____

Hillside CUP: Required Not required Not required: Building restriction on

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 Element): Request increase by _____ land use
- Surrounding land use category: _____ Surrounding _____

Burden of Proof: Satisfactory. Additional information required: _____

- Plan Amendment:

Burden of Proof: Satisfactory. Additional information required: _____

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

General Plan consistency determination: Pending Con Inconsistent

ZONING

Current Zoning: **R-A-12,000 (Residential Agriculture-12,000 square feet minimum lot size)**

Zone Change Proposed Zoning: _____

Surrounding zoning: _____ Surrounding land uses: _____

Burden of Proof: Satisfactory. Additional information required: _____

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 Permit: _____

Submit an Exhibit A showing: _____

Burden of Proof: Satisfactory. Additional information required: _____

Oak Tree Permit: _____ Proposed _____ Removals _____

Sent Oak Tree Report to Forester on: _____

Burden of Proof: Satisfactory. Additional information required: _____

Community Standards District: _____

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 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 75% of the property has a slope ≤ 3%, and the property is in a non-urban category and single-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 appurtenances and fire hydrants, conformance to standard Los Angeles County development

ACCESS

HOLD _____

Primary access is: **Private driveway and Vallecito Dr** Secondary access is: _____

Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate

Provide proof of off-site access prior to tentative map approval and delineate on final map.

Provide a minimum _____ feet of paved access to the satisfaction of Regional Planning.

Tract/Parcel Map _____ 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 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 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 requested. Granted. Not
- Provide tap street(s) to: _____
- _____

STREETS

- HOLD**
- Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Vallecito Drive

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:

- Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).
- Dedicate _____ feet additional future street right-of-way on: _____
- 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 approval
 - Road Maintenance Agreement. Submit a copy to Planning prior to final map approval.
- Section 21.24.090: Right-of-way modification requested.
 - Granted. Required width of _____ feet from centerline granted to _____ 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 streets.
- Section 21.24.100: Street grade is > 6%. Modification is requested.
 - Modification granted for street grade to be > 6% but $\leq 10\%$ on portions of the following streets, final determinations made by DPW. _____
 - Street grade modification granted to be > 10%, but not > _____ % on portions of the streets, with final determinations made by DPW. _____
- 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 use or _____
- 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 length: _____
- Section 21.24.040: Modification to cul-de-sac requirements requested.
 - Granted. Modify length to: _____ Not
- Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each block > 700 feet in length.
- Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the public highway to the boundary of the subdivision.
- Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope 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 dead-end 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 curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.
- Section 21.32.150: Waive street lights since lots are ≥ 40,000 sq ft. _____
- Section 21.32.160: Street tree planting required.
- Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, interior and 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 sq ft. _____
- Section 21.32.200: Pay major thoroughfare and bridge fees: _____
- Section 21.32.400: Pay drainage facilities fees: _____
- Prepare a feasibility study to Public Works' satisfaction for: _____
- Dedicate/offer vehicular access rights on: _____
- Dedicate/offer complete access rights + construct a wall D-65

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 a copy 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 or
 - Maintenance Agreement.
 - Other: _____
- Provide reciprocal easements over Private driveway
- Show lot lines to the _____
- 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 $\geq 7,000$ sq ft & located in Lancaster District 31 or Palmdale District 54.
 - Section 21.24.300: Provide street frontage \geq average lot width.
 - Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles.
 - Section 21.24.040: Modification to frontage requirements requested. Granted. Not
 - Section 21.24.320: Eliminate the flag lots:
 - Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum grade.
- 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 lots:
 - Permission is granted to adjust lot lines to Regional Planning satisfaction.
 - Provide evidence that each lot meets zoning requirements.
 - Show the setbacks on the tentative map. For existing SFR on lot no. 1
 - Setback modification requested.
 - Granted. _____ yard setback is modified to: _____
 - Not granted.
 - Existing structure(s) shown on lot(s) 1 to remain. Their continued existence at the location is in conformance with the requirements of the Zoning Ordinance.
 - Existing structure(s) shown on lot(s) _____ to be removed. Place a note on the final map _____ a copy of the demolition permit(s) prior to final map approval.
 -

OPEN SPACE

- HOLD**
- Dedicate construction rights. **May delineate on final map as restricted use area**
- Provide for ownership and maintenance by a:
 - Homeowners Association (**manufactured**). Submit a copy of the CC&Rs to Planning prior to final map approval. **OR**
 - 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 each lot. _____
-

DEDICATIONS

- Section 21.28.080: Dedicate easements for: _____
- 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 required area. _____

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 requirements.

OTHER REQUIREMENTS/COMMENTS

- HOLD** _____
- Meet requirements of the zone, Subdivision Ordinance _____
- Withdraw and cancel tract/parcel map _____
- Section 21.38.010 through 21.38.080: Vesting tentative map.
- Property line returns.
- Final parcel map waiver requested. Granted. Not granted.
- California Department of Fish and Game impacts. The project: Pending
 - Has no impact on fish and wildlife. A \$25 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 2115 _____
 - Does not have no impact on fish and wildlife. A curr. fee of _____ to the Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code _____
- Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. _____
- Chapter 22.72: Pay library impact fee prior to issuance of building permits. _____
- Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- Pay Mitigation Monitoring Program Fee subsequent to project approval. _____
- 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.
- 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, reservoir _____
-

RESIDENTIAL PLANNED DEVELOPMENT N/A

- HOLD** _____
- Waive the requirement for street frontage. _____
- Conform to the minimum average lot width requirement approved by the CUP. _____
- Conform to the minimum street frontage requirement approved by the CUP. _____
- Conform to the lot area requirements approved by the CUP. _____
- 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 lots. _____

LEASE PROJECTS/LOTS N/A

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

MOBILEHOME SUBDIVISIONS N/A

- HOLD** _____
- This project is approved as a mobilehome project for _____ 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 _____
- Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters $\geq \frac{1}{4}$ " in height on final m _____

PUBLIC HEARING

Hearing Officer

Regional Planning Commission

Newspaper: _____

Library: _____

HOLDS

1. **Please submit copies of building permits of the existing structures that are too remain.**

2. **Lot Line Adjustment RLLA 201000025**

The Assessor's map does not reflect the new property lines. Please verify that new grant deeds have been recorded and that the Assessor's office has the correct information.

Town Council

Please inform the Hacienda Heights Improvement Association of your project and submit a copy of your correspondence for our file. You can contact Michael Hughes at P.O. Box 5235, Hacienda Heights, CA 991745.9

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. An updated engineering geology report is required. Please see attached Geologic review sheet for comments and requirements. The updated engineering geology report shall be submitted directly to Public Works and a review fee is also required.
2. An updated soils report/letter is required. Please see attached Soils engineering review sheet for comments and requirements. The updated soils report/letter shall be submitted directly to Public Works and a review fee is also required.

HW

Prepared by Henry Wong
pm63463L-rev4.doc

Phone (626) 458-4910

Date 11-01-2012

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 63463
SUBDIVIDER Kwong
ENGINEER EGL Associates, Inc.
GEOLOGIST Environmental Geotechnology Lab, Inc.
SOILS ENGINEER Environmental Geotechnology Lab, Inc.

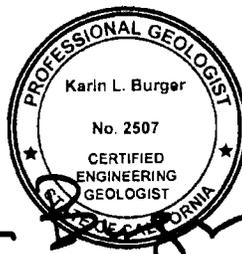
TENTATIVE MAP DATED 10/11/12
LOCATION Hacienda Heights
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE 12/22/06, 11/09/06, 9/11/06, 9/25/03, 9/30/02
REPORT DATE 12/22/06, 11/09/06, 9/11/06, 9/25/03, 9/30/02

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

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

1. An updated engineering geology report is required to evaluate the feasibility of the revised tentative map.
2. The Soils Engineering review dated 10-30-12 is attached.

NOTE Provide a copy of this review with your resubmittal



Reviewed by _____ Date October 30, 2012
Karin Burger

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office _____
PCA LX001129
Sheet 1 of 1

Tentative Parcel Map 63463
Location Hacienda Heights
Developer/Owner K. K. Kwong
Engineer/Architect EGL Associates, Inc.
Soils Engineer Environmental Geotechnology Laboratory, Inc. (05-001-002)
Geologist Environmental Geotechnology Laboratory, Inc.

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

Review of:

Tentative Parcel Map Dated by Regional Planning 10/11/12 (rev.)
Soils Engineering and Geologic Report and Addenda Dated 12/22/06, 11/9/06, 9/11/06, 9/25/03, 9/30/02
Previous Review Sheet Dated 5/23/11

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

1. Submit an update soils report/letter, which addresses and evaluates current site conditions and the most recent plans, for all reports older than one year to verify the validity and applicability of the original soils report.
2. Requirements of the Geology Section are attached.
3. Include a copy of this review sheet with your response.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.



Prepared by _____

Date 10/30/12

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

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:\gmepubl\Soils Review\Jeremy\PR 63463, Vallecito Drive, Hacienda Heights, TPM-NA_8.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 63463 (Rev.) TENTATIVE MAP DATED 10-11-2012

- 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:

HW
Prepared by Henry Wong
pm63463L-rev4.doc

Phone (626) 458-4910

Date 11-01-2012

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/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, Underground 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. Delineate proof of access to a public street to parcel 1 on the final map.
9. Depict all line of sight easements on the road plan.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW



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

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

PARCEL MAP NO.: 63463

TENTATIVE MAP DATE: 10/11/2012

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

Approval of this map pertaining to drainage is recommended (No grading is proposed on the Tentative Map).

Prior to recordation of a Final Map:

Deed restrictions for cross-lot drainage will be required to the satisfaction of the Department of Public Works.

A7 Name *Yong Guo* Date 10/30/2012 Phone (626) 458-4921
YONG GUO

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PAECEL MAP NO. 63463REV4

Page 1/1

TENTATIVE MAP DATED 10-11-2012

Approval of this map pertaining to grading is recommended (no grading is proposed).



Name Tony Hui Date 10/30/12 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\63463 Rev 4.doc

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

1. Dedicate right of way 40 feet from centerline on Vallecito Drive.
2. Dedicate the right to restrict vehicular access on Vallecito Drive.
3. Permission is granted to vacate excess right of way on Vallecito Drive, providing the adjoining property owners have the underlying ownership of the area to be vacated. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
4. Dedicate slope and drainage easements on Vallecito Drive Road to the satisfaction of Public Works.
5. Construct transition improvements on Vallecito Drive in the vicinity of the northeasterly property line of parcel 2 to the satisfaction of Public Works.
6. Construct curb, gutter, base, pavement, and sidewalk on Vallecito Drive within the project frontage to the satisfaction of Public Works.
7. Repair any displaced, broken, or damaged curb, gutter, sidewalk, along the property frontage on Vallecito Drive to the satisfaction of Public Works.
8. Construct driveway approaches at the site to the satisfaction of Public Works.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
10. Plant street trees along the property frontage on Vallecito Drive. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
11. Provide adequate sight distance for a 65 mph design speed (725 feet) on Vallecito Drive from any proposed driveway serving Parcels 2. Line of sight shall be within right of way or dedicate on-site airspace easements to the satisfaction of Public Works. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center

of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Any proposed wall shall not impede the line of sight. Additional on-site grading may be required.

12. Depict all line of sight easements on landscaping and grading plans.
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 along the property frontage on Vallecito Drive 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.



Prepared by Sam Richards
pm63463r-rev4.doc

Phone (626) 458-4921

Date 10-31-2012

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

1. The subdivider shall install separate house laterals to serve each parcel in the land division. Reserve 6 feet wide private sanitary sewer easement on parcel 2 in favor of parcel 1.
2. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
3. Obtain approval from the Los Angeles County Sanitation District for connection to the sewers trunk line.
4. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.

HW

Prepared by Tony Khalkhali
pm63463s-rev4.doc

Phone (626) 458-4921

Date 10-29-2012

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.

HW

Prepared by Tony Khalkhali
pm63463w-rev4.doc

Phone (626) 458-4921

Date 10-29-2012



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 63463 Map Date October 11, 2012 - Ex. A

C.U.P. _____ Map Grid PUENTE - 0406A

- 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: **The Fire Department recommends approval of this project as presently submitted with the following conditions of approval:**
- Fire Department vehicular access to Parcel 2 will be determined when development is proposed prior to building permit issuance.

By Inspector: Juan C. Padilla Date October 30, 2012



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerçe, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 63463 Tentative Map Date October 11, 2012 - Ex. A

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 **1** 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 fire flow test perform by San Gabriel Valley Water Company, existing water system is adequate. The required public fire hydrant, as indicated on the Tentative Map, shall be installed, tested and accepted or bonded for prior to Final Map approval.**

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 *JuanC Padilla*

Date October 30, 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 #	63463	DRP Map Date:	10/11/2012	SCM Date:	11/08/2012	Report Date:	10/31/2012
Park Planning Area #	9		HACIENDA HEIGHTS			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:	0.01
IN-LIEU FEES:	\$2,362

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$2,362 in-lieu fees.

Trails:

No trails.

Comments:

Proposed two (2) single-family lots, with credit for an existing house to remain; net increase of one (1) unit.

*****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 #	63463	DRP Map Date:	10/11/2012	SMC Date:	11/08/2012	Report Date:	10/31/2012
Park Planning Area #	9		HACIENDA HEIGHTS			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	3.50	0.0030	1	0.01
M.F. < 5 Units	2.70	0.0030	0	0.00
M.F. >= 5 Units	2.30	0.0030	0	0.00
Mobile Units	2.78	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = **9 HACIENDA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$236,152	\$2,362

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
0.01	0.00	0.00	0.01	\$236,152	\$2,362



COUNTY OF LOS ANGELES
Public Health

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

JACQUELINE TAYLOR, 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

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Parcel Map: 063463

Vicinity: Hacienda Heights

Tentative Parcel Map Date: October 11, 2012 (4th Revision)

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Parcel Map 063463** based on the use of public water and public sewer as proposed. Any variation from the approved use of water supply and/or approved method of sewage disposal shall render this approval null and void.

Prepared by: *Ken Habaradas* Phone No. (626) 430-5382 Date: October 30, 2012
Ken Habaradas