



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

PROJECT NUMBER **HEARING DATE**
PM071026 Pending

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 071026
Oak Tree Permit No. 200500031
Environmental Assessment No. 200900097

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Luke and Fanny Chih / Epifanio Quijano Jr.

**MAP/EXHIBIT
DATE:**

Oct. 22, 2013

**SCM REPORT
DATE:**

Nov. 21, 2013

SCM DATE:

Dec. 5, 2013

PROJECT OVERVIEW

To create two single-family residential parcels.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 4th Revision: Additional Revisions (requires a fee):

LOCATION

21112 East Rimpath Drive, Covina

ACCESS

E. Rimpath Drive and E. Cloverland Drive

ASSESSORS PARCEL NUMBER(S)

8426-026-007

SITE AREA

1.1 acres (net)

GENERAL PLAN / LOCAL PLAN

Countywide

ZONED DISTRICT

Charter Oak

SUP DISTRICT

5th

LAND USE DESIGNATION

1-Low Density Residential (1-6 du/ac)

ZONE

A-1-10,000 (Light Agricultural-10,000 Square Feet
Minimum Required Lot Area)

PROPOSED UNITS

2

MAX DENSITY/UNITS

7

COMMUNITY STANDARDS DISTRICT

NA

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

SUBDIVISION COMMITTEE STATUSTentative 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): **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS: Staff recommends redesign to avoid the removal of two remaining oak trees.**Tentative Map:

- As previously requested, provide the gross and net area for the entire project.
- As previously requested, provide the gross and net area for each parcel.
- The total net area for the proposed parcel 1 (30,453 sq. ft.) and parcel 2 (20,040 sq. ft.) adds up to 50,493 sq. ft. However, the assessor's map shows 49,530 sq. ft. As previously requested, clarify the discrepancy.
- Add ~~0~~+to the map number in the title block.
- Provide the proposed land use designations.
- Provide the school district information.
- Depict all oak trees and indicate whether to remove, remain, or has been removed. Oak tree #6 is not depicted on the map.
- Ensure to accurately depict the oak tree protected zone. The term ~~protected zone~~+refers to the area extending five (5) feet beyond the dripline of the oak tree or 15 feet from the trunk, whichever distance is greater.
- The legal description is missing words or has added verbiage inconsistent with the legal description provided with the application.
- A dry well is depicted on the map. Clarify the ~~dry well~~+ Are you proposing a well as part of your project?
- The cross sections on the map shall be drawn to scale and include the 2 feet highway dedication.
- Ensure all measurements/depictions/notations are accurate, consistent, and drawn to scale.
- Consult with DPW regarding the street width modification request.
- References are made to TR 20408 and TR 18828 on the map. Clarify the purpose of the references.

Oak Tree Permit Exhibit:

- As previously requested, provide an updated oak tree report. The most recent report dates 2004 and the 2004 report states the two oak trees are proposed to remain.
- Clearly depict all oak trees and indicate whether to remove, remain, or has been removed. Some depictions are illegible.
- Depict all existing and proposed conditions.
- Ensure to accurately depict the oak tree protected zone. Provide a clear project description/scope for the oak tree permit request. The oak tree report text indicates that a total of 6 oak trees were inspected and four oak trees were removed with two oak trees remaining. The recently submitted oak tree exhibit shows the remaining two oak trees to be removed.
- As previously requested, revise the Burden of Proof to accurately reflect the existing and proposed conditions. Answer all sections of the Burden of Proof.
- Ensure the application, oak tree report, and oak tree exhibit are consistent.
- The project is partially located within a drainage course and mitigation for the loss of riparian habitat may be required. Please be advised that a retroactive streambed alteration agreement may be required. Please consult with the Department of Fish and Wildlife.
- Contact the Forester for the required fees.

Administrative:

- Revise the application to accurately describe the existing and proposed conditions of the oak trees.
- The grading information on the application and the map are inconsistent. Ensure all information is consistent and accurate.
- The engineering stamp on the map has expired. Ensure the engineering stamp on the revised maps/plans is current/valid.
- As previously requested, submit copies of the Building Permits and Assessor's Building Description Blanks for the existing structures on the subject property.
- As previously requested, submit floor plans and elevations for all structures on the subject property.
- As previously requested, provide at least six color photos of the subject property. Provide at least four color photos of the existing residence and pool/spa.
- Provide a copy of the recorded grant deed.
- Complete the Oak Tree Statement on the application.
- The project is subject to the Green Building Program.
- Environmental determination is still pending.

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

1. An approved hydrology report. Please see attached Hydrology review sheet (Comment 1 and 2) for comments and requirements.
2. Please see attached Hydrology review sheet (Comments 3 and 4) for comments and requirements.
3. Please see attached Grading review sheet (Comments 2 and 3) for comments and requirements.
4. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Please see attached Grading review sheet for comments and requirements.
 - b. Please see attached Road review sheet for comments and requirements.

HW
Prepared by John Chin
pm71026L-rev4.doc
<http://planning.lacounty.gov/case/view/pm071026/>

Phone (626) 458-4918

Date 11-20-2013



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

PARCEL MAP NO. 71026

(REVISED) TENTATIVE MAP DATED 10-22-2013
EXHIBIT MAP 10-22-2013

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. A water quality section of the Hydrology Report is required to address the water quality of the storm water runoff.
 - Per County Code Section 12.84 comply with LID requirements.
3. Mitigate portions of the property with proposed improvements that are lying in and adjacent to the natural drainage courses and are subject to flood hazard.
4. We do not allow dry wells within natural drainage courses.

Reviewed by  Date 11-14-13 Phone (626) 458-4921
Hazel Paraoan

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

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes. Show setback from property line on all section details shown. Also, provide all retaining walls elevations.
 - b. Delineate the limits of the entire private driveway and fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
 - c. Specify all proposed finish grade and/or slope angle/ratio of all cut and fill slopes. Show location of daylight line, and indicate proposed cut and fill slope areas on plans by shading.
 - d. Provide additional spot elevations around the property boundary.
 - e. Provide a minimum of 8-inch elevation different between building finish floor elevation and the finish grade elevation outside.
 - f. Delineate and call out the proposed garage on Parcel 2.
 - g. Delineate and call out the proposed driveway entrance for Parcel 2.
2. Approval of the Hydrology report/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
3. Provide a grading exhibit to demonstrate feasibility of future development by showing enough information/detail to prove that the future grading footprints will be within the tract boundaries and that reasonable future driveway grades can be constructed to the satisfaction of Public Works.



Name Tony Hui Date 11/18/2013 Phone (626) 458-4921

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

1. A revised tentative map is required. Please address our road comments as shown in the attached file (2013-11-14 TPM 071026 (map dated 10-22-13) RD checkprint.pdf) which can be found at the following ftp link:
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTM%2071026/>



Prepared by Patricia Constanza
pm71026r-rev4doc

Phone (626) 458-4921

Date 11-20-2013

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

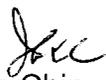
Page 1/1

PARCEL MAP NO. 071026 (Rev.)

TENTATIVE MAP DATED 10-22-2013

EXHIBIT MAP DATED 10-22-2013

- 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

pm71026L-rev4.doc
<http://planning.lacounty.gov/case/view/pm071026/>

Phone (626) 458-4918

Date 11-14-2013

The following reports consisting of ___ pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. 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.
9. 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.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. 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.
11. 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.

HCW

JAC

Prepared by John Chin

Phone (626) 458-4918

Date 11-14-2013

pm71026L-rev4.doc

<http://planning.lacounty.gov/case/view/pm071026/>

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

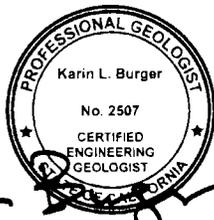
TENTATIVE PARCEL MAP 71026
SUBDIVIDER Chih
ENGINEER JFQ & Associates, Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED Oct 22 2013 (exhibit)
LOCATION Covina
GRADING BY SUBDIVIDER [y] (Y or N)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports will be required prior to approval of building or grading plans.
- The Soils Engineering review dated 11/13/13 is attached.



Reviewed by Karin Burger Date November 12, 2013

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 71026
Location Covina
Developer/Owner Chih
Engineer/Architect JFQ & Associates, Inc.
Soils Engineer ---
Geologist ---

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

Review of:

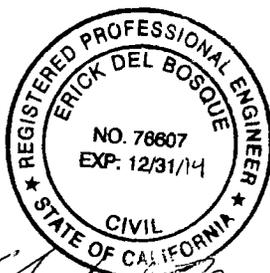
Tentative Tract/Parcel Map Dated by Regional Planning 10/22/13 (exhibit)
Previous Review Sheet Dated 1/9/12

ACTION:

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

REMARKS:

1. At the building plan or grading plan stage, submit two sets of plans to the Soils Section for verification of compliance with County codes and policies.
2. At the building plan or grading plan stage, submit a soils report that addresses the plans. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://ladpw.org/gmed/permits/docs/manual.pdf>.



Prepared by Erick del Bosque Date 11/13/13

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.
P:\gme\publ\Development Review\Soils Review\Erick\71026, TPM-A_5.docx

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 allow the modified street right of way 50 feet on Cloverland Drive and 40 feet on Rimpath Drive due to title limitations.



Prepared by Patricia Constanza
pm71026r-rev4doc

Phone (626) 458-4921

Date 11-20-2013

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

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer system.
2. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health. Please call Ms. Thao Komura of DPH at (626) 430-5581 for additional information and requirements.


Prepared by Tony Khalkhali
pm71026s-rev4.doc

Phone (626) 458-4921

Date 11-14-2013

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

1. Water service line to the existing building must be with the same parcel as the building it serves; otherwise, it shall be relocated to the same parcel.
2. 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.
3. 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.



Prepared by Tony Khalkhali
pm71026w-rev4.doc

Phone (626) 458-4921

Date 11-14-2013



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 71026 Map Date: October 22, 2013 - Ex A

C.U.P. _____ Vicinity: 0210D

- 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 "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 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 Private Driveway and Fire Lane within proposed Parcel 2 is not required to be shown on the Exhibit Map. The Private Driveway and Fire Lane shall be removed on the next map submittal. Access requirements to each lot will be required during new construction prior to building permit issuance. Road improvement on Cloverland Drive and Rimpath Drive shall comply with the Department of Public Works standards.**

By Inspector: Juan C. Padilla Date November 13, 2013

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 71026 Map Date: October 22, 2013 - 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 _____ public fire hydrant(s). Verify / Upgrade existing 1 public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- 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: **Submit an original fire flow availability form, Form 195, to our office prior to Tentative Map clearance.**

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

By Inspector Juan C. Padilla Date November 13, 2013

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 #	71026	DRP Map Date:	10/23/2013	SCM Date:	12/05/2013	Report Date:	11/19/2013
Park Planning Area #	14		COVINA HIGHLANDS			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:	\$2,439

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$2,439 in-lieu fees.

Trails:

No trails.

Comments:

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 #	71026	DRP Map Date: 10/23/2013	SMC Date: 12/05/2013	Report Date: 11/19/2013
Park Planning Area #	14	COVINA HIGHLANDS		Map Type: REV. (REV RECD)

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

(P)people 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	3.13	0.0030	1	0.01
M.F. < 5 Units	2.67	0.0030	0	0.00
M.F. >= 5 Units	1.26	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = 14 COVINA HIGHLANDS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	\$243,918	\$2,439

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	\$243,918	\$2,439



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

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

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November 15, 2013

Tentative Parcel Map: 071026

Vicinity: Covina

Tentative Parcel Map Date: October 22, 2013

The Los Angeles County Department of Public Health-Environmental Health **cannot recommend approval** of Tentative Parcel Map 071026 until the requirements listed in the attached report have been met.

All requested documents shall be identified with the map number and sent directly to the following:

County of Los Angeles Department of Public Health
Environmental Health Division, Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423
Attn: Michelle Tsiebos, REHS
Email: mtsiebos@ph.lacounty.gov

The Land Use Program **cannot recommend approval** of tentative parcel map 071026 until the following requirements have been satisfied:

- A.** Prior to Tentative Map Approval, the applicant shall demonstrate to the satisfaction of Public Health that an onsite wastewater treatment system (OWTS) in compliance with the Los Angeles County Plumbing Code can be constructed on Parcel 2 to accommodate the wastewater disposal need for development of parcel 2.
- B.** Submit a feasibility report in conformance with the Department's "A Professional Guide to Requirements and Procedures for Onsite Wastewater Treatment System (OWTS)." The report shall consist of a soil profile excavation, an exploratory boring to determine the historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to substantiate the feasibility of installing an OWTS on Parcel 2. Testing shall be conducted in an area likely to be

utilized as a disposal field.

- C. The applicant shall demonstrate to the satisfaction of Public Health that the existing onsite wastewater treatment system (OWTS) in parcel 1 is functional and in good repair. The applicant shall submit to Public Health's Land Use Program for review and approval a certified inspection report prepared by a qualified professional attesting to the functionality of the OWTS. The inspection report shall be prepared in conformance with the Public Health's guidelines. As part of demonstrating system competency, the system components including septic tank, plumbing lines, distribution boxes and dispersal systems (leach lines or seepage pits) shall be inspected and tested by the qualified professional. The applicant/qualified professional are advised to contact the Land Use Program prior to conducting any tests.

Documentation of any prior approval for the existing system shall be submitted to this Department for verification purposes. The feasibility of installing a future expansion area in compliance with the Los Angeles County Plumbing Code may be required. Additional requirements, such as, percolation testing and groundwater exploratory excavations may be required.

Note: Systems that cannot be certified shall be abandoned, and a complete feasibility report for the installation of a new OWTS shall be submitted to the Land Use Program for review and approval.

Notes:

1. If a public sewer connection is available within 200 feet of any part of the proposed building or exterior drainage, all future sewage drainage and piping shall be connected to such public sewer.
2. All components of the existing OWTS must maintain legal setback distances from ground and surface water sources (i.e. horizontal separation of 100 feet for leach lines and 150 feet for seepage pits for surface water and 10 feet of vertical separation to groundwater).

For questions regarding the above requirements, please contact Patrick Nejadian, Chief of the Land Use Program, at (626) 430-5390 or pnejadian@ph.lacounty.gov.

Potable water supply

The applicant shall submit a current "will serve letter" from the water purveyor (Suburban Water System) prior to the tentative parcel map approval by this Department.

Prepared by:

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