



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

November 2, 2011

MARK ANDERSON
HALES-ANDERSON INVESTMENT PROPERTIES
2852 FOOTHILL BOULEVARD
LA CRESCENTA CA 91214

Dear Mr. Anderson

**SUBJECT: PROJECT NO. PM071404 – (5)
VESTING TENTATIVE PARCEL MAP NO. 071404
MAP DATE: May 3, 2011**

Vesting Tentative Parcel Map No. 071404 ("Vesting PM 071404") was considered by Ms. Pat Hachiya, a Hearing Officer of Los Angeles County, on November 1, 2011. After considering the evidence presented, the Hearing Officer in her action on November 1, 2011, **approved** Vesting PM 071404 in accordance with Subdivision Map Act and Los Angeles County Code ("County Code") Title 21 (Subdivision Ordinance) and the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The decision of the Hearing Officer regarding the vesting tentative parcel map shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed by the applicant or any other interested person with the Los Angeles County Regional Planning Commission. **The appeal period for this project will end at 5:00 p.m. on November 14, 2011.**

To initiate an appeal, submit the appeal form available on the Department of Regional Planning website (<http://planning.lacounty.gov>) and a check made payable to the "County of Los Angeles" for the appeal fee (\$5,626.00 for the applicant and \$698.00 for non-applicant(s)) to Commission Services, Room 1350, 320 West Temple Street, Los Angeles, California, 90012. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

Once the appeal period has passed, and all the applicable fees have been paid, the approved vesting tentative parcel map may be obtained at the Land Divisions Section in

PROJECT NO. PM071404 – (5)
VESTING TENTATIVE PARCEL MAP NO. 071404
APPROVAL LETTER

PAGE 2

Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012.

The vesting tentative parcel map approval shall expire on **November 1, 2013**. If the subject vesting tentative parcel map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, **must be delivered in person within one month prior to the expiration date.**

If you have any questions regarding this matter, please contact Mr. Donald Kress of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director



Nooshin Paidar, AICP, Supervising Regional Planner
Land Divisions Section

NP:dck

Enclosures: Findings
Conditions

c: Subdivision Committee
Georgic Avenasian
Daniel Draney
Lisa Fusano

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. PM071404-(5)
VESTING TENTATIVE PARCEL MAP NO. 071404**

1. The Los Angeles County Hearing Officer, Ms. Patricia Hachiya, conducted a duly noticed public hearing in the matter of Vesting Tentative Parcel Map No. 071404 (Vesting PM 071404) on November 1, 2011.
2. Vesting PM 070971 is a proposal to create three single-family lots on 0.59 gross acres.
3. The subject site is located at 4351 Briggs Avenue, within the La Crescenta-Montrose Community Standards District (CSD) in the Montrose Zoned District.
4. The parallelogram-shaped property is 0.59 gross acres (0.38 net acres) in size with terrain sloping slightly to the south.
5. The subject property consists of one lot currently improved with one single-family residence, one garage, one covered porch, one covered patio, one pond, wire fences and gates, and a storage building, all to be removed. Surrounding uses include single-family residences to the north, east, south, and west.
6. Access to the subject property will be provided from Prospect Avenue, a 60-foot wide dedicated public street.
7. The subject property is depicted within Category 1 (Low Density Residential - One to Six Dwelling Units per Gross Acre) on the Land Use Policy Map of the Los Angeles Countywide General Plan (General Plan). This land use designation would allow a maximum of three dwelling units on the site. The applicant has proposed three single-family lots, which is consistent with this land use category.
8. The subject property is within the La Crescenta-Montrose CSD; however, this CSD has no standards for development in the R-1 zone.
9. The project site is currently zoned R-1 (Single Family Residential □ 5,000 Square Feet Minimum Required Lot Area). Surrounding zoning to the north, south, east, and west is R-1.
10. The proposed project is required to comply with the development standards of the R-1 zone, pursuant to Section 22.20.070 of the Los Angeles County Code (County Code). Single-family units are permitted in the R-1 zone. The minimum required lot area for this zone is 5,000 net square feet. Parcel No. 1 will have 5,942 net square feet; Parcel No. 2 will have 5,249 net square feet; and Parcel No. 3 will have 5,045 net square feet. Therefore, the proposed parcels are consistent with the minimum required lot area.

11. The Los Angeles County Department of Public Works ("Public Works") is not requiring improvements to Briggs Avenue and Prospect Avenue based on the community concerns expressed by La Crescenta residents and the Crescenta Valley Town Council ("Town Council").
12. Future development on the proposed lots must comply with the Los Angeles County Low Impact Development, Green Building, and Drought-Tolerant Landscaping ordinances prior to building permit issuance.
13. Six items of correspondence were received from neighbors regarding the project. Concerns expressed in the correspondence included:
 - Preservation of existing trees, particularly the deodar cedar trees along the project site frontage;
 - The project will generate traffic and parking problems for the neighborhood;
 - The project will place additional demands on the water and electric utilities in the area;
 - Drainage on the project site may have a negative impact on the neighborhood due to the slope of the land and the occasionally heavy rain;
 - The project site is not adequate in size to accommodate three single-family lots;
 - Construction dust and debris could create a health hazard for residents near the project site.Additionally, one item opposed Public Works' decision to not require street improvements along Prospect Avenue and Briggs Avenue, noting that such improvements would make these streets more attractive and that existing trees which would be lost as a result of these improvements could be successfully replaced.
14. One item of correspondence was received from the Crescenta Valley Town Council ("Town Council") indicating that the Town Council did not have a position on this project.
15. During the November 1, 2011 Hearing Officer public hearing, the Hearing Officer heard a presentation from the case planner that summarized the project and the opposition to the project. The case planner recommended an additional condition of approval to require demolition permits for all existing structures, and to submit to Regional Planning photographs indicating that all debris has been removed from the site prior to final map approval. The case planner also recommended an additional finding recognizing that the project is a vesting map and noting the vesting date.

16. During the November 1, 2011 Hearing Officer public hearing, the Hearing Officer heard a presentation from the subdivider, who stated that he had met with the Town Council regarding the project; that it was his intent to preserve trees along the property frontage; and that some trees in the interior of the project would be removed.
17. During the November 1, 2011 Hearing Officer public hearing, the Hearing Officer heard testimony from one person who had concerns about drainage on the project site. The testifier noted that:
- The project site slopes in several directions;
 - Briggs Avenue has a grade of five percent;
 - At the present time, the project site has open area which can absorb rainfall, but there will be less open area and more impermeable surface after the lots are developed as proposed;
 - The project was not required to submit a drainage concept for review to the Public Works prior to subdivision approval; and
 - Evaluation of drainage on the lots created by the subdivision will be at the building permit stage, which means that drainage on the project site is not evaluated as a cumulative project.

The testifier recommended that a grading permit should be required for the project prior to final map approval, with the grading plan depicting all existing and proposed drainage. The testifier noted that jurisdictions have been subject to lawsuits based on their approvals of land use entitlements that resulted in drainage conditions that harmed residents.

18. During the November 1, 2011 Hearing Officer public hearing, the Hearing Officer heard testimony from two people who opposed features of the project. One person submitted a letter in opposition from herself and one from a neighbor. Concerns expressed included:
- The lot configuration and net area are not suitable for the development of three lots;
 - Traffic on both Briggs Avenue and Prospect Avenue is heavy;
 - Traffic hazards are created by drivers on Briggs Avenue and Prospect Avenue not obeying the speed limit, and by the steep angle and which Prospect Avenue intersects Briggs Avenue;
 - Additional residences will create traffic congestion, particularly with three driveways accessing directly on to Prospect Avenue, as proposed by the project.
 - Construction on the project site could result in dust and debris which could create a health hazard;
 - The project would not be aesthetically in harmony with the existing neighborhood;

- Trees along the street rights of way should be preserved; and
- The project site's split-rail fence along Prospect Avenue and the westerly boundary line of the project site should be preserved.

One of the testifiers also noted that the area of Prospect Avenue right of way along the project site was an unofficial neighborhood park, and also recommended that, if three lots are approved for this project, two should take access from Prospect Avenue and one from Briggs Avenue.

19. During the November 1, 2011 Hearing Officer public hearing, the Hearing Officer asked the case planner about aspects of the project drainage. The case planner responded that he had discussed this matter with Public Works; that a drainage concept is required at the discretion of Public Works and no drainage concept was required for this project; that no grading was proposed for the project; and that development of the individual lots will be subject to the Los Angeles County Low Impact Development Ordinance.
20. During the November 1, 2011 Hearing Officer public hearing, the Hearing Officer asked the case planner about aspects of traffic in the vicinity of the project site. The case planner responded that a traffic study was not required by Public Works for the project. The case planner was not familiar with the details of when a traffic study was required. The case planner also noted that Public Works will regulate the placement of driveways on the lots created by this project, and will not allow a driveway close to the intersection.
21. During the November 1, 2011 Hearing Officer public hearing, the Hearing Officer asked the case planner about dust control during construction. The case planner responded that the County Code provides dust control regulations that are enforced by Public Works.
22. During the November 1, 2011 Hearing Officer public hearing, the Hearing Officer asked one of the testifiers whether the community had sought the assistance of Public Works in addressing the local traffic issues, such as requesting speed bumps on the streets. The testifier indicated that the community had not done so.
23. During the November 1, 2011 Hearing Officer public hearing, the Hearing Officer heard a rebuttal from the subdivider, who reiterated his intent to preserve trees along the property frontage. He offered to orient the development on the corner lot to have the driveway take access from Briggs Avenue, and stated he would work with the neighbor adjacent to the west to address construction issues which could impact the health of her family members. He indicated he intended to preserve the split-rail fence, though the fence may have to be relocated.

24. During the November 1, 2011 Hearing Officer public hearing, the Hearing Officer stated that the subdivider has met the requirements of the County Code for the subdivision. She also stated that some of the issues put forth by the testifiers are issues that affect the larger community and are not specifically related to this project.
25. After hearing all the presentations and testimony, the Hearing Officer closed the public hearing, adopted the Class 15 Categorical Exemption, and approved Vesting Tentative Parcel Map No. 071404, including the additional condition and finding recommended by the case planner.
26. The Hearing Officer finds the proposed project and the provisions for its design and improvement to be consistent with the goals and policies of the General Plan. The project increases the supply of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
27. The proposed development is compatible with surrounding land use patterns.
28. The site is physically suitable for the type of development and density being proposed. The property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
29. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
30. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
31. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
32. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the

design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.

33. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
34. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
35. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
36. This parcel map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of County Code Section 21.38.010. Pursuant to County Code Section 21.38.060, the application was deemed complete on June 2, 2011.
37. This project has received a Class 15 Categorical Exemptions pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Class 15 consists of the division of property in an urbanized area zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.
38. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Vesting Tentative Parcel Map No. 071404 is approved subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

CONDITIONS

1. The subdivider shall conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code ([County Code]) including the area requirements of the R-1 zone.
2. All future development on the proposed lots must comply with the Los Angeles County Green Building Ordinance, Low Impact Development Ordinance, and Drought-Tolerant Landscaping Ordinance at building permit issuance.
3. A final parcel map is required for this subdivision. A parcel map waiver is not allowed.
4. The subdivider or successor in interest shall plant at least one tree of a non-invasive species in the front yard of each parcel. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Los Angeles County Department of Regional Planning ([Regional Planning]), and a bond shall be posted with the Los Angeles County Department of Public Works ([Public Works]) or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
5. Prior to final map approval, the subdivider shall submit to Regional Planning demolition permits indicating that all existing structures on the subject property have been demolished and photographs of the subject property indicating all debris has been removed.
6. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the West San Gabriel Valley Planning Area, in the amount required by Chapter 22.72 at the time of payment (currently \$839.00 per dwelling unit) and provide proof of payment to the Department of Regional Planning. The fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the County Librarian at (562) 940-8450 regarding payment of fees.
7. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently \$1,777.00 per inspection).

8. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this approval, which is brought within the applicable time period of Government Code Section 64499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense.
9. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which the actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

10. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended to the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation, and the Los Angeles County Department of Public Health, in addition to Regional Planning.

The following reports consisting of 9 pages are the recommendations of Public Works.

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

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

8. Remove the existing buildings as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office. If the building to be removed is the existing garage, construct the new garage prior to final map approval. Building permits are required from the Building and Safety office.
9. 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.
10. 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.
11. 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.
12. 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.LADPW.ORG

PARCEL MAP NO. 071404

TENTATIVE MAP DATED 5/03/2011

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to recordation of a Final Map or Parcel map Waiver:

- Approval of this map pertaining to drainage is recommended (No grading is proposed per application).

Name _____

A handwritten signature in black ink, appearing to read "Chris Sheppard", written over a horizontal line.

CHRIS SHEPPARD

Date 05/11/2011 Phone (626) 458-4921

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

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

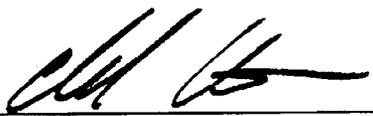
TENTATIVE PARCEL MAP 71404
SUBDIVIDER Anderson
ENGINEER Crowley
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 5/3/11 (Rev.)
LOCATION Montrose
GRADING BY SUBDIVIDER [N] (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.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 5/23/11 is attached.

Prepared by  Reviewed by _____ Date 5/23/11
Charles Nestle

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

Ungraded Site Lots

Tentative Parcel Map 71404
Location Briggs Ave, Montrose
Developer/Owner Mark Anderson
Engineer/Architect Crowley Engineering Services
Soils Engineer --
Geologist --

DISTRIBUTION:

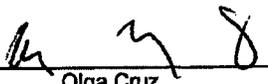
Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

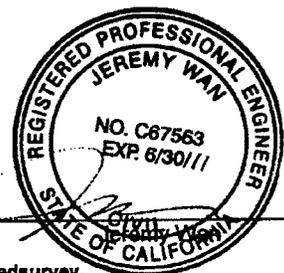
Review of:

Tentative Parcel Map Dated by Regional Planning 5/3/11(Rev.)
Previous Review Sheet Dated 12/13/10

ACTION:

Tentative Map feasibility is recommended for approval.

Prepared by  Olga Cruz Reviewed by  Date 5/23/11



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\Soils Review\Olga\Site\71404 PM, Briggs Ave, Montrose, TPM-A_0511.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 71404 REV

Page 1/1

TENTATIVE MAP DATED 05-03-2011

1. Approval of this map pertaining to grading is recommended (No Grading is Proposed).

MDE

Name David Esfandi Date 05/26/11 Phone (626) 458-4921

C:\Documents and Settings\MESFANDI\My Documents\71404 REV2.doc

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

1. Improvements along Briggs Avenue and Prospect Avenue are not required based on the community concerns expressed by La Crescenta residents and the Crescenta Valley Town Council. Improvements shown on the typical sections and plan view are no longer applicable.
2. Close any used driveway and construct new driveways to the satisfaction of Public Works.
3. Install postal delivery receptacles in groups to serve two or more residential parcels.

PL
At
Prepared by Patricia Constanza
pjm71404r-rev2.doc

Phone (626) 458-4921

Date 05-23-2011

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

- The subdivider shall install separate house laterals to serve each parcel in the land division.

HW
Prepared by Massoud Esfahani
pm71404s-rev2.doc

Phone (626) 458-4921

Date 05-23-2011

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

- 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.

HW
Prepared by Massoud Esfahani
pm71404w-rev2.doc

Phone (626) 458-4921

Date 05-23-2011



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 71404 Map Date: May 03, 2011

C.U.P. _____ Vicinity: 3983B

- 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 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: **Fire Department access to each Parcel will be reviewed during the architectural review process prior to building permit issuance.**

By Inspector: Juan C. Padilla Date June 1, 2011

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 71404 Map Date: May 03, 2011

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 _____ 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: **Per Crescenta Valley Water Company's fire flow test dated 09-15-10, the existing water system and fire hydrant are adequate.**

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 June 1, 2011

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 #	71404	DRP Map Date: 05/03/2011	SCM Date: 06/02/2011	Report Date: 05/05/2011
Park Planning Area #	38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		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:	0.02
IN-LIEU FEES:	\$7,777

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,777 in-lieu fees.

Trails:

No trails.

Comments:

Map to create three (3) single-family lots. An existing single-family home to be removed; net increase of two (2) housing units.

*****Advisory:**

The Representative Land Values (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*
James Barber, Land Acquisition & Development Section

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



PARK OBLIGATION WORKSHEET

Tentative Map # 71404	DRP Map Date: 05/03/2011	SMC Date: 06/02/2011	Report Date: 05/05/2011
Park Planning Area # 38	LA CRESCENTE / MONTROSE / UNIVERSAL CITY		Map Type: REV. (REV RECD)

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

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	0.0030	2	0.02
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.02

Park Planning Area = 38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$388,848	\$7,777

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
0.02	0.00	0.00	0.02	\$388,848	\$7,777



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

June 2, 2011

TO: Mr. Ramon Cordova
Land Divisions Section
Regional Planning

FROM: Mr. Frank Moreno *Russ for F.M.*
Planning and Trails Research Section
Parks and Recreation

SUBJECT: **NOTICE OF TRAIL REVIEW FOR
VESTING TENTATIVE PARCEL MAP (VTPM) #71404
MAP STAMPED BY REGIONAL PLANNING ON APRIL 28, 2011**

The Department of Parks and Recreation, Planning and Trails Section (Department) has completed the trail review for VTPM #71404. The Department is not requiring a trail easement, and the map is approved.

 X Map approved without trail requirement.

If a trail easement is required, then the exact following language must be shown for trail dedications on the final map.

Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a variable width trail easement, approximate length of _____ linear feet, for multi-use (equestrian, bicycling, and hiking purposes) for the _____ Trail.

_____ TRAIL DEDICATIONS MUST BE SHOWN ON FINAL MAP.

_____ IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact me at (213) 351-5136.



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
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www.publichealth.lacounty.gov



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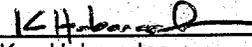
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Fifth District

Parcel Map No. 71404

Vicinity: Montrose

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Parcel Map 71404** 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:  Phone No. (626) 430-5382 Date: September 9, 2011
Ken Habaradas