



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 21, 2015

BILLY CHEN C/O LANDVEST LLC
8001 IRVINE CENTER DRIVE, #400
IRVINE, CA 92618

REGARDING: PROJECT NO. R2012-00723-(1)
17133 Francisquito Avenue, West Covina

The Los Angeles County Regional Planning Commission (Commission), by its action of **October 21, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department.

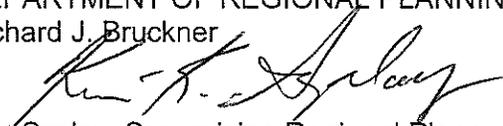
The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on **November 2, 2015. Appeals must be delivered in person.**

Appeals:

To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles, CA 90012
(213) 974-1426

For questions or for additional information, please contact Marie Pavlovic of the Land Divisions Section at (213) 974-6433, or by email at mpavlovic@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Kim Szalay, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings & Conditions of Approval

c: Board of Supervisors; DPW (Building and Safety)

KKS:MP

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00723-(1)
TENTATIVE PARCEL MAP NO. 071931**

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on October 21, 2015, in the matter of Project No. R2012-00723, consisting of Tentative Parcel Map No. PM071931 ("TPM").
2. **ENTITLEMENT(S) REQUESTED.** The applicant requests a Tentative Parcel Map ("TPM") to create three single-family lots, two of which are flag lots, on 0.76 gross (0.69 net) acres, pursuant to County Code Section 21.48.010.
3. **LOCATION.** The project site is located at 17133 E. Francisquito Avenue in the community of Valinda.
4. **PROJECT DESCRIPTION.** The applicant requests to create three (3) single-family fee lots, two of which are flag lots, on 0.76 gross (0.69 net) acres. Parcel 1 is proposed to contain 7,870 net square feet, Parcel 2 is proposed to contain 7,579 net square feet, and Parcel 3 is proposed to contain 7,594 net square feet. The tentative map, dated May 26, 2015, depicts the proposed building pads for each parcel. Grading, totaling 898 cubic yards, is proposed to achieve on-site drainage toward the street. Francisquito Avenue provides access to the site. The project is located within the community of Valinda.
5. **TOPOGRAPHY.** The Project Site is 0.76 gross acres (0.69 net acres) in size, rectangular in shape, and essentially flat.
6. **ZONING.** The Project Site is located in the Puente Zoned District and is zoned R-1-7500 (Single-family Residence – 7500 square foot minimum lot size).
7. **LAND USE CLASSIFICATION.** The Project Site is located within the Low Density (1-6 du/ac) land use category of the General Plan's Land Use Policy Map.
8. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

North: City of West Covina
South: R-1-7500 & City of West Covina
East: R-1-7500 & City of West Covina
West: R-1-7500
9. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North: single-family residences

South: single-family residences, not-for-profit organization, a private school serving pre-school through high school aged children, alternative high school

East: single-family residences

West: single-family residences, two-family residence, three-family residence

10. **PREVIOUS CASES/ZONING HISTORY.** The property was originally zoned R-1-10,000 and later rezoned to R-1-6000 in 1950. The single-family residence and two-car garage were demolished in 2006.
11. **SITE PLAN DESCRIPTION.** The tentative parcel map dated May 26, 2015 depicts three single-family lots, two of which are flag lots. A shared private driveway and fire lane, measuring 20' wide, along the westerly lot line provides access to parcels 2 and 3 which are situated behind lot 1. A total of 898 cubic yards of grading is proposed to achieve on-site drainage toward the street.
12. **SITE ACCESS.** Francisquito Avenue provides access to the subject site and a shared private driveway and fire lane provides access to Parcels 2 and 3, which are situated behind Parcel 1.
13. **PARKING.** The project site is vacant. However, each parcel that is later developed with a single-family residence will need to provide two covered and two uncovered parking spaces.
14. **INTERNAL CIRCULATION.** A shared private driveway and fire lane, paralleling the westerly lot line, provides access to parcels 2 and 3.
15. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated May 26, 2015, the Subdivision Committee cleared the project for public hearing. The Subdivision Committee Report, dated June 25, 2015, is attached.
16. **CEQA.** Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 15, Minor Land Divisions, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, since the parcel map is located in an urbanized area because the Project does not involve an exception or deviation from the Zoning Code or General Plan and does not contain a slope of 20% or more.
17. **LEGAL NOTIFICATION AND PUBLIC OUTREACH.** Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was

appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

18. **PUBLIC COMMENTS.** Staff has not received any public comments at this time.
19. **HEARING PROCEEDINGS.** The duly noticed public hearing was held on October 21, 2015 before the Regional Planning Commission ("Commission"). Commissioners Pincetl, Pederson, Louie, and Smith were present. Regional Planning staff gave a presentation recommending approval of the project with the addition of two conditions related to drainage. The applicant, Billy Chen, was sworn in and briefly spoke about the project before making himself available to questions. The Commission asked if the applicant agreed to the imposition of additional conditions to which the applicant consented. There being no further testimony, the Commission closed the public hearing and approved the project.
20. **PLAN CONSISTENCY.** The property has a land use category of "1" (Low Density Residential – 1 to 6 dwelling units per acre) under the Countywide General Plan. Based on the size of the project site and application of the low-density residential land use category, the property may be developed with a maximum of four dwelling units. The applicant is proposing three single-family lots; therefore, the project's use and development intensity are consistent with the General Plan.
21. **ZONING CODE CONSISTENCY.** The property is zoned R-1-7500 (Single-Family Residence – 7500 square feet minimum lot area). The project site is 0.69 net square feet and the proposed lot sizes are greater than 7500 net square feet. Parcel 1 is proposed to contain 7,870 net square feet, Parcel 2 is proposed to contain 7,579 net square feet, and Parcel 3 is proposed to contain 7,594 net square feet. Thus, the proposed three lot subdivision is in keeping with Section 22.20.070 of the County Code permitting single-family residences.
22. **LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of housing and promotes the full use of existing service systems.
23. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.
24. **SEWER DISCHARGE.** The Regional Planning Commission finds that 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 Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.

25. **DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.
26. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
27. **PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
28. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that 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.
29. **WATERCOURSE IMPACT.** The Regional Planning Commission finds that 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.
30. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that 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.
31. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of West Puente Valley community. On September 15, 2015, a total of 90 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the

Project Site, as well as 11 notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of 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, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. That the proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. That the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15315 of the State CEQA Guidelines (Class 15, Minor Land Divisions categorical exemption); and
- 2. Approves Tentative Parcel Map No. 071931, subject to the attached conditions.

ACTION DATE: 10/21/2015

Vote:

Yes: 4
No: 0
Absent: 1

KKS:MP
10/07/15

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00723-(1)
TENTATIVE PARCEL MAP NO. 071931**

PROJECT DESCRIPTION

The project is a subdivision to create three single-family lots on a vacant lot containing 0.76 gross (069 net) acres. Parcels 2 and 3 are proposed to be flag lots. A 20' wide private driveway and fire lane, tapering to 10' wide away from the street, provides access to the rear parcels. The project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee 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 permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that Tentative Parcel Map No. 071931 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS

The approval grants the creation of two single-family lots as depicted on the Tentative Parcel Map dated May 26, 2015.

16. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Report dated June 25, 2015, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
18. The project site shall be developed and maintained in substantial compliance with the approved tentative map dated May 26, 2015.
19. Comply with all drainage requirements to the satisfaction of Public Works prior to final map approval.
20. Submit a drainage and grading plan for review and approval to the satisfaction of Public Works.
21. All fences and walls are subject to the development standards stipulated in §22.20.105.
22. Each parcel must have 7500 net square feet. If review of the final map reveals one or both parcels contain less than the minimum area set forth by the zoning, an

amended map or a revised map plus variance and environmental review of the project will be required.

23. A final map is required for this subdivision. A parcel map waiver is not allowed.
24. As required by section §21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least three trees of non-invasive species within the front yard of parcel 1. The location and the species of said trees shall be incorporated into a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.
25. Prior to final map approval, the subdivider shall submit a draft reciprocal ingress and egress easement for the two lots sharing the driveway to Regional Planning for review and approval.
26. Prior to final map approval, the subdivider shall submit a draft maintenance agreement for the shared driveway to Regional Planning for review and approval.
27. Prior to final map approval, provide a copy of the Library Fees receipt.

Attachments:

Subdivision Committee Report (Tentative Parcel Map dated 05-26-15)

KKS:MP
10/07/15

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 for comments and requirements. Please note that a revised hydrology report is being currently reviewed by Public Works.
- (2) Please see attached Grading review sheet for comments and requirements.

HCW
Prepared by Juan Sarda
pm71931L-rev4.doc
<http://planning.lacounty.gov/case/view/r2012-00723/>

JMS
Phone (626) 458-4919

Date 06-23-2015



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

PARCEL MAP NO. 071931

(REVISED) TENTATIVE MAP DATED 05/26/15

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 revised 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. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. 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. Revise the drainage concept/ hydrology approved on 06/06/13 to reflect changes on the tentative map.
 - The latest Hydrology Report was submitted on 04/02/15 and is pending review.
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by _____

Ernesto J Rivera

Ernesto J Rivera

Date 06/23/15 Phone (626) 458-4921

TENTATIVE MAP DATED 05-26-2015

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:

- Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division

Name N. Said  Date 6/23/2015 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 071931\GP 071931\2015-03-11 TPM 071931 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 71931(Rev.)

TENTATIVE MAP DATED 05-26-2015

- 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 ^{JMS} Juan Sarda
pm71931L-rev4.doc
<http://planning.lacounty.gov/case/view/r2012-00723/>

Phone (626) 458-4919

Date 06-23-2015

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

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

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

8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required 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.
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.

-HCW

Prepared by Juan Sarda

JMS -

Phone (626) 458-4919

Date 06-23-2015

pm71931L-rev4 doc

<http://planning.lacounty.gov/case/view/r2012-00723/>

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

| | | | | | |
|-------------------------------------|----------------------|---------------------|-------------------------|--------------|--|
| Tentative Parcel Map | 71931 | Tentative Map Dated | 5/26/15 (rev.) | Parent Tract | |
| Grading By Subdivider? [Y] (Y or N) | 1167 yd ³ | Location | West Covina | APN | |
| Geologist | --- | Subdivider | Land Co Development Inc | | |
| Soils Engineer | --- | Engineer/Arch. | Hall and Foreman | | |

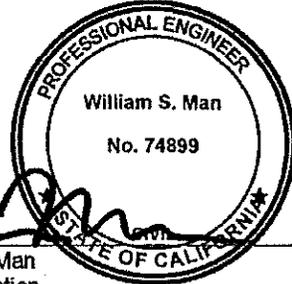
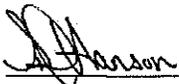
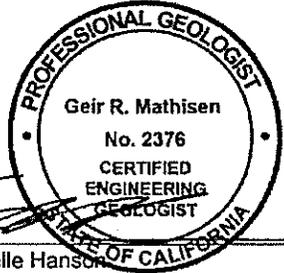
Review of:
 Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans.

Prepared by

 William Man
 Soils Section



 S. Danielle Hanson
 Geology Section


Date 6/18/15

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

- 1 . Construct driveway(s) to the satisfaction of the City of West Covina.
- 2 Repair any improvements damaged during construction to the satisfaction of the City of West Covina.
- 3 Plant street trees along the property frontage on Francisquito Avenue to the satisfaction of the City of West Covina.
- 4 Execute a covenant for private maintenance of curb/parkway drains; if any and landscaping within public right of way to the satisfaction of the City of West Covina.
- 5 Comply with any and all City of West Covina's road conditions.

Prepared by Joseph Nguyen *JN*
pm71931r-rev4

Phone (626) 458-4921

Date 06-18-2015

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. Installation and dedication of main line sewers with sewer easement may be necessary to meet the minimum 2 percent grade for the house laterals.
2. A sewer area study for the proposed subdivision (PC12165AS, dated 01-14-2013) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. 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.

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.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 71931

MAP DATE: May 26, 2015

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

**CONDITIONS OF APPROVAL
FINAL MAP**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The proposed flag lots shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. Shared driveways shall provide a reciprocal access agreement. Verification of compliance is required prior to Final Map clearance.
3. The private driveway required for fire apparatus access, including the required Fire Department turnaround, shall be labeled on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted. Compliance required prior to Final Map clearance.

**CONDITIONS OF APPROVAL
BUILDING PERMIT**

1. The fire lane shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.

Reviewed by: Juan Padilla

Date: June 23, 2015



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 71931

MAP DATE: May 26, 2015

-
3. Per the fire flow test performed by Suburban Water System dated 07-18-13, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
 4. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
 5. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation
 6. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 7. The proposed driveway within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



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



PARK OBLIGATION REPORT

| | | | | |
|----------------------|-------|-------------------------|---------------------|--------------------------|
| Tentative Map # | 71931 | DRP Map Date:05/26/2015 | SCM Date:07/02/2015 | Report Date: 06/23/2015 |
| Park Planning Area # | 13 | VALINDA / SAN JOSE | | 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: | 0.03 |
| IN-LIEU FEES: | \$7,441 |

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,441 in-lieu fees.

Trails:

No trails.

Comments:

Subdivision of one (1) lot to three (3) S.F. lots; net increase of two (2) S.F. lots.

*****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: Kathline J. King
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

| | | | | |
|----------------------|-------|-------------------------|---------------------|--------------------------|
| Tentative Map # | 71931 | DRP Map Date:05/26/2015 | SMC Date:07/02/2015 | Report Date: 06/23/2015 |
| Park Planning Area # | 13 | VALINDA / SAN JOSE | | 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 | 4.91 | 0.0030 | 2 | 0.03 |
| M.F. < 5 Units | 3.11 | 0.0030 | 0 | 0.00 |
| M.F. >= 5 Units | 3.47 | 0.0030 | 0 | 0.00 |
| Mobile Units | 3.72 | 0.0030 | 0 | 0.00 |
| Exempt Units | | | 1 | |
| Total Acre Obligation = | | | | 0.03 |

Park Planning Area = 13 VALINDA / SAN JOSE

| Ratio | Acre Obligation | RLV / Acre | In-Lieu Base Fee |
|-----------|-----------------|------------|------------------|
| @(0.0030) | 0.03 | \$248,046 | \$7,441 |

| Lot # | Provided Space | Provided Acres | Credit (%) | Acre Credit | Land |
|-----------------------------|----------------|----------------|------------|-------------|------|
| None | | | | | |
| Total Provided Acre Credit: | | | | 0.00 | |

| Acre Obligation | Public Land Crdt. | Priv. Land Crdt. | Net Obligation | RLV / Acre | In-Lieu Fee Due |
|-----------------|-------------------|------------------|----------------|------------|-----------------|
| 0.03 | 0.00 | 0.00 | 0.03 | \$248,046 | \$7,441 |



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
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June 19, 2015

Tentative Parcel Map No. 071931

Vicinity: West Covina

Tentative Parcel Map Date: May 26, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends the approval of **Tentative Parcel Map 071931** based on the use of public water (Suburban Water System) and public sewer (County of Los Angeles Sanitation District No. 15) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's recommendation of approval.

Prepared by:

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