



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 14, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Doug Smith, Commissioner
David W. Louie, Commissioner
Curt Pederson, Commissioner

FROM: Marie Pavlovic
Senior Regional Planning Assistant
Land Divisions Section

**SUBJECT: Project Number R2012-00723-(1)
Tentative Parcel Map No. 071931
RPC Meeting: October 21, 2015
Agenda Item No.: 7**

Tentative Parcel Map No. 071931 ("PM 071931") is a subdivision proposal to develop three single-family lots, two of which are flag lots, within the R-1-7500 (Single-Family Residence – 7500 square foot minimum lot size) Zone located in the Puente Zoned District.

SUPPLEMENTAL MATERIALS

Please find enclosed the Subdivision Committee Reports which were previously not included.

KKS:MP
October 14, 2015

Enclosures: Subdivision Committee Reports

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 *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
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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP 071931

Page 1/1

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:\ldpub\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 *SMS*

Phone (626) 458-4919

Date 06-23-2015

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		

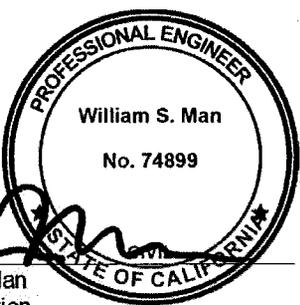
Review of:
 Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

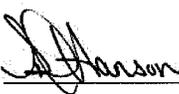
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

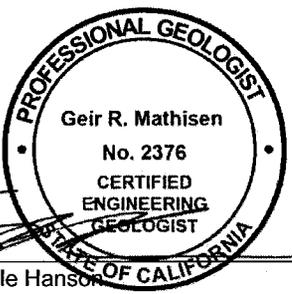
- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans.

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 group 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
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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www.publichealth.lacounty.gov

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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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