



Los Angeles County
Department of Regional Planning

Richard J. Bruckner, Director

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



SUBDIVISION COMMITTEE MEETING REPORT

Planner: Donald Kress E-mail: dkress@planning.lacounty.gov
 Subdivision Committee Date: May 10, 2012 / reports due May 3, 2012 Map Date: April 5, 2012
 Tract/Parcel Map No: PM 071931 Project No: R2012-00723
 Zoned District: Puente Community: Valinda
 Supervisorial District: 1st APN No.: 8490-021-009
 Map Stage: Tentative Revised Initial _1st_ Revision Received Amendment _

Proposal: To create three single-family lots, including two flag lots, on 0.75 gross acres
 Location: 17133 East Francisquito Avenue

- This application is deemed complete.
 This application is deemed incomplete. This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.
 This application is recommended for denial.

TIME EXTENSION 1 Year

HOLDS:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Drainage Concept | <input type="checkbox"/> Geologic Report | <input type="checkbox"/> Soils Report | <input type="checkbox"/> Sewer Area Study |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Health Services |
| <input type="checkbox"/> Environmental | <input type="checkbox"/> General Plan | <input type="checkbox"/> Revised Slope Map | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> CUP | <input type="checkbox"/> Oak Tree Permit | <input type="checkbox"/> CSD |
| <input type="checkbox"/> Proof of Legal Access | <input type="checkbox"/> Revised Tentative Map | <input type="checkbox"/> Revised Exhibit Map | <input type="checkbox"/> Revised Application |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: | | |
- Reschedule for Subdivision Committee Schedule for Subdivision Committee Reports

Resubmit **35 folded** copies of the **Tentative and Exhibit** Maps and a **cover letter** outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-6461

- | | |
|--|---|
| <input type="checkbox"/> HOLD | Planner: <u>Donald Kress</u> |
| <input checked="" type="checkbox"/> Categorical Exemption Class 15 | <input type="checkbox"/> Pending Initial Study review |
| <input type="checkbox"/> Negative Declaration | <input type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Pending Draft EIR + Agency review | |

GENERAL PLAN

- HOLD**
 Land Use Category (Land Use Element)
 Countywide General Plan: 1 (Low Density Residential—1 to 6 dwelling units per acre)
 Community or Specific Plan: None
- | | | |
|--|--|---|
| <input type="checkbox"/> Altadena Community Plan | <input type="checkbox"/> Antelope Valley Area Plan | <input type="checkbox"/> Catalina Island Land Use Plan |
| <input type="checkbox"/> East Los Angeles Community Plan | <input type="checkbox"/> Hacienda Heights Community Plan | <input type="checkbox"/> Marina Del Rey Land Use Plan |
| <input type="checkbox"/> Rowland Heights Community Plan | <input type="checkbox"/> Santa Clarita Valley Area Plan | <input type="checkbox"/> Santa Monica Mtns. North Area Plan |

- Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot
- Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.
- Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.
- Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at 75% of the property has a slope $\leq 3\%$, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.
- Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: "division of this property below 5 acres will require standard improvements to be completed as a approval. The improvements will include but not be limited to providing access, installation of water appurtenances and fire hydrants, conformance to standard Los Angeles County development
-

ACCESS

HOLD

Primary access Francisquito Avenue Secondary access is: _____

- Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on
- Provide proof of off-site access prior to tentative map approval and delineate on final map.
- Provide a _____ feet of paved access to the satisfaction of Regional Planning.
- Tract/Parcel _____ must record first.
- A private driveway/ingress-egress easement is to be provided in lieu of required street access.
- Section 21.24.020: Single Means of Access
 - Pavement width shall be ≥ 20 feet.
 - Access shall serve a maximum of 150 dwelling units unless a second means of access is satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
 - Access shall serve a maximum of 75 dwelling units unless a second means of access is provided satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
 - Access shall serve a maximum of 300 dwelling units where the restriction to a single means of shall be removed through future development.
 - If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced
 - 25% if pavement width is ≥ 28 feet. 50% if pavement is < 28 feet.
 - Access may serve a maximum of 600 dwelling units if pavement width on the single means of is ≥ 64 feet and the restriction to a single means of access will be removed through future
- Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to high fire hazard area and hindrance to public evacuation and fire-fighting and emergency
- Section 21.24.040: Modification to access requirement Granted. Not granted.
- Provide tap street(s) _____
-

STREETS

HOLD

Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:
Glenada Avenue

Sections 21.24.120 and 21.24.060: Private and future streets.

- Show the following street(s) as private & future streets on the final map: _____
- Dedicate an easement to public utilities and the public for ingress and egress over the future
- Dedicate _____ feet additional future street right-of-way _____
- Provide for the ownership of the private and future streets: _____

- Show lot lines to the centerline of the private and future streets.
- Show the following streets as lots on the final map.
- Provide for the maintenance of the private and future streets by a:
 - Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map
 - Maintenance Agreement. Submit a copy to Planning prior to final map approval.
- Section 21.24.090: Right-of-way modification requested.
 - Granted. Required width _____ feet from centerline granted to _____ feet from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.
 - Not granted.
- Section 21.24.090: Alternate cross section requested.
 - Granted.
 - Not granted because it would not be in keeping with the design of adjoining highways or
- Section 21.24.100: Street grade is > 6%. Modification is requested.
 - Modification granted for street grade to be > 6% but ≤ 10% on portions of the following final determinations made by _____
 - Street grade modification granted to be > 10%, but _____ % on portions of the streets, with final determinations made by _____
- Section 21.24.150: For property abutting a major or secondary highway:
 - Service road or local street is required.
 - Alley is required instead of a service road or local street.
 - Service road, local street, and alley requirement is waived.
- Section 21.24.160: Alley is required for multiple residential use, commercial _____
- Section 21.24.180. Turnarounds.
 - Required at intermediate points on cul-de-sacs > 700 feet in length.
 - Required on local streets where the distance between intersections is > 2,000 feet.
 - Required at the end of stub or dead-end streets
- Section 21.24.190: Cul-de-sacs.
 - Maximum of 500 feet in length for industrial or commercial uses.
 - Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.
 - Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.
 - Maximum cul-de-sac _____
 - Section 21.24.040: Modification to cul-de-sac requirements requested.
 - Granted. Modify length _____ Not granted.
- Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each > 700 feet in length.
- Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the highway to the boundary of the subdivision.
- Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Valley, except on lines designated as highways on the Highway Plan.
- Section 21.24.400: Street improvement required for existing road with insufficient improvements.
- Section 21.24.400: Reconstruction of existing street improvements required to connect to existing or cul-de-sac street in which a turnaround is installed.
- Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are ≥ 20,000 ft² and gutters are not necessary for drainage purposes or to maintain the existing neighborhood
- Section 21.32.150: Waive street lights since lots are ≥ 40,000 _____
- Section 21.32.160: Street tree planting required.
- Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- Section 21.32.190: Waive sidewalks since lots are ≥ 15,000 _____
- Section 21.32.200: Pay major thoroughfare and bridge _____
- Section 21.32.400: Pay drainage facilities fees: _____
- Prepare a feasibility study to Public Works' satisfaction _____
- Dedicate/offer vehicular access rights _____
- Dedicate/offer complete access rights + construct a wall D-65 Slough on: _____

- Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.

DRIVEWAYS

- HOLD**
- Show the driveway system and paving widths on the tentative map.
- Construct or bond with Public Works for driveway paving as shown on the tentative map.
- Label the driveway as "Private Driveway Fire Lane" on the final map.
- Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
- Provide for maintenance of the common driveway by a:
- Homeowners Association.
 - Maintenance Agreement.
 - Other: _____
- Provide reciprocal easements _____
- Show lot lines to Center of driveway
- Show as lot(s) on final map.
- _____

LOT/BUILDING DESIGN

- HOLD**
- Section 22.52.043: 50 ft minimum average lot width. _____
- Section 22.52.040: 60 ft minimum average lot width since required area is ≥ 7000 sq ft & located in Lancaster District 31 or Palmdale District _____
- Section 21.24.300: Provide street frontage \geq average lot _____
- Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and _____
- Section 21.24.040: Modification to frontage requirements Grante Not granted.
- Section 21.24.320: Eliminate the flag _____
- Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
- Granted. Maximum 43% of the lots may have $<$ the required area if all lots meet the following:
- If zoning $< 10,000$ ft²: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
 - If $10,000$ ft² $< 15,000$ ft²: Minimum area: 70% of required area. Minimum average width: 60
 - If $15,000$ ft² $< 30,000$ ft²: Minimum area: 70% of required area. Minimum average width: 80
 - If $\geq 30,000$ ft²: Minimum area 65% of required area. Minimum average width: 100 feet.
- Not granted.
- Section 21.24.310. Eliminate the acute angle point on _____
- Permission is granted to adjust lot lines to Regional Planning satisfaction.
- Provide evidence that each lot meets zoning _____
- Show the setbacks on the tentative _____
- Setback modification requested.
- Granted. _____ yard setback is modified to: _____
 - Not granted.
- Existing structure(s) shown on _____ to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
- Existing structure(s) shown on Parcel 2 to be removed. Place a note on the final map and a copy of the demolition permit(s) prior to final map approval.
- _____

OPEN SPACE

- HOLD** _____
- Dedicate construction _____
- Provide for ownership and maintenance by a:
 - Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map
 - Other: _____
- Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- Number as lots on the final map.
- Provide a minimum of 15 feet of access to _____
- _____

DEDICATIONS

- Section 21.28.080: Dedicate easements _____
- Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- Section 21.28.100: Dedicate right-of-way for required drainage channel.
- Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
- Dedicate secondary residential construction rights over lots having twice the _____

PARKS

- HOLD** _____
- Section 21.24.340: Park space obligation.
- Sections 21.24.350 and 21.28.120: Local park sites.
- Section 21.28.130: Private parks.
- Section 21.28.140: Park fees.
- Trail _____

OTHER REQUIREMENTS/COMMENTS

- HOLD** _____
- Meet requirements of the zone, Subdivision Ordinance, _____
- Withdraw and cancel tract/parcel _____
- Section 21.38.010 through 21.38.080: Vesting tentative map.
- Property line returns.
- Final parcel map waiver Granted. Not granted.
- California Department of Fish and Game impacts. The
 - Has **NO** impact on fish and wildlife. A \$50 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section _____
 - Has an impact on fish and wildlife. A fee of _____ to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game _____
- Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit _____
- Chapter 22.72: Pay library impact fee prior to issuance of building _____
- Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- Pay Mitigation Monitoring Program Fee subsequent to project _____
- Provide slope planting and an irrigation system as required in the grading ordinance.
- Section 21.32.195: Plant one tree in the front yard of each residential lot.
- The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, _____
- _____

RESIDENTIAL PLANNED DEVELOPMENT

- HOLD** _____
- Waive the requirement for street _____
- Conform to the minimum average lot width requirement approved by the _____
- Conform to the minimum street frontage requirement approved by the _____
- Conform to the lot area requirements approved by the _____
- Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- Dedicate construction rights over the common _____

LEASE PROJECTS/LOTS

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

MOBILEHOME SUBDIVISIONS

- HOLD** _____
- This project is approved as a mobilehome _____ mobilehomes.
- Section 21.24.370: Modifications to access, highway, and street requirements granted.
- Place a note on the final map that lot _____ is a mobilehome project _____
- Place "DIVISION OF LAND FOR MOBILEHOME PURPOSES ONLY" in letters $\geq \frac{1}{4}$ " in height on _____
- _____

STANDARD CONDOMINIUM CONDITIONS

- HOLD** _____
- New Condominiums Condominium Conversion
- Section 21.16.015: Depict condominium footprints and driveways/access on an exhibit map.
- Provide for the maintenance of the common areas by a Homeowners Association.
- Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
- Provide the standard note on the final map.
- Provide the commercial note on the final map.
- For condo conversions where building(s) are occupied/leased (Section 66427.1 of Subdivision Map
 - Verification that each tenant has received written notification of the intent to convert at least 60 prior to the filing of the tentative map.
 - Provide tenants with written notification 10 days prior to map recordation that an application for public report will be, or has been, submitted to the Department of Real Estate, and that such to be available on request. Submit a copy of the notarized letter to Regional Planning prior to map approval.
 - Provide tenants with 180 days notice and 90 days exclusive right to purchase. Submit a copy notarized letter to Regional Planning prior to final map approval.
- Standard condominium conversion ordinance requirements.
- Record a separate final map over the condominium project.
- _____

ADDITIONAL COMMENTS

HOLDS:

1. **TENTATIVE MAP:** Provide elevation drawing of proposed fence depicting height above finished grade; Verify whether note no. 2 refers to the chain link fence depicted on the map; add APN to the map; if no oak trees are on the property, state "No Oak Trees" on the map; depict West Covina city limit line
2. **EXHIBIT MAP:** An exhibit map is not required for this subdivision. Please do not submit one.
3. **FLAG LOT SUPPLEMENTAL INFORMATION FORM AND RADIUS MAP** Revise these form to indicate that there are two deed-created flag lots adjacent to the east and that three lots to the east, Parcel Map 060960 (currently 17213 Francisquito Avenue) has been approved for three single-family lots including two flag lots.

NOTES:

NOTE Only complete submittals shall be accepted. Incomplete submittals will not be processed and will be disposed.

PUBLIC HEARING

Hearing Officer

Regional Planning Commission

Newspaper: San Gabriel Valley Tribune; La Opinion

Library: _____

COMMUNITY STANDARDS DISTRICTS (CSD)

HOLD _____

- | | |
|--|--|
| <input type="checkbox"/> Section 22.44.112: East Compton | <input type="checkbox"/> Section 22.44.113: Agua Dulce |
| <input type="checkbox"/> Section 22.44.114: Walnut Park | <input type="checkbox"/> Section 22.44.118: East Los Angeles |
| <input type="checkbox"/> Section 22.44.119: Topanga Canyon | <input type="checkbox"/> Section 22.44.120: West Athens-Westmont |
| <input type="checkbox"/> Section 22.44.121: Twin Lakes | <input type="checkbox"/> Section 22.44.122: Leona Valley |
| <input type="checkbox"/> Section 22.44.123: Malibou Lake | <input type="checkbox"/> Section 22.44.125: Willowbrook |
| <input type="checkbox"/> Section 22.44.126: Acton | <input type="checkbox"/> Section 22.44.127: Altadena |
| <input type="checkbox"/> Section 22.44.130: West Rancho Dominguez-Victoria | <input type="checkbox"/> Section 22.44.131: South San Gabriel |
| <input type="checkbox"/> Section 22.44.132: Rowland Heights | <input type="checkbox"/> Section 22.44.133: Santa Monica Mtns North Area |
| <input type="checkbox"/> Section 22.44.135: East Pasadena-San Gabriel | <input type="checkbox"/> Section 22.44.136: Avocado Heights |
| <input type="checkbox"/> Section 22.44.137: Castaic Area | <input type="checkbox"/> Section 22.44.138: Florence-Firestone |
| <input type="checkbox"/> Section 22.44. 139 La Crescenta-Montrose | |

TOWN COUNCIL

None

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 drainage concept and Low Impact Development Plan. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 2) for requirements. The drainage concept and the Low Impact Development Plan shall be submitted directly to Public Works.
- (2) Please see attached Grading review sheet (Comments 2 to 4) for requirements.
- (3) An approved sewer area study. Please see attached Sewer review (Comment 1) for requirements.
- (4) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.
- (5) Obtain approval from the City of West Covina for the discharge of sewer entering into the City sewer system.
- (6) Provide a "Will Serve Letter" 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 provide to each parcel.
- (7) A revised tentative map is required to show the following additional items:
 - a. Provide a legal description and/or the Assessor Parcel Number(s) of the property.
 - b. Delineate and call the County of Los Angeles/City of West Covina boundary line. The property frontage along Francisquito Avenue is within the City of West Covina.
 - c. Provide a clear vicinity map showing all roads.
 - d. Show an export of 148 cubic yards for earth work quantities.

- (7) A revised tentative map is required to show the following additional items: (cont.)
- e. Please see attached Storm Drain and Hydrology review sheet (Comment 3) for requirements.
 - f. Please see attached Grading review sheet (Comment 1) for requirements.
 - g. A revised map/Land Division Application is needed to reconcile the Public Water Source Name: Suburban or Sunny Slope Water Company.
- (8) A revised "Land Division Application" is needed to reconcile the Public Water Source Name: Suburban or Sunny Slope Water Company.

HCW

Prepared by John Chin
pm71931L-new.doc

Phone (626) 458-4918

Date 05-02-2012



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
ENGINEERING AND SURVEY BRANCH
STORM DRAIN AND HYDROLOGY SECTION

PARCEL MAP NO. 071931

TENTATIVE MAP DATED 4/05/2012
EXHIBIT MAP 4/05/2012

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

- 1. A Low Impact Development (LID) Plan (as part of the drainage concept) is required prior to the tentative approval of the map.
 - Per County Code Section 12.84.460 comply with LID requirements in accordance with the Low Impact Development Standards Manual which can be found at [http://dpw.lacounty.gov/wmd/LA County LID Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf)
- 2. Prior to tentative map approval for drainage, submit a drainage concept 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 drainage acceptance covenant(s) for any offsite impacts.
- 3. Prior to tentative map approval for drainage, submit a revised exhibit map showing existing offsite elevations and proposed onsite elevations at the property line, and existing & proposed drainage devices.

Reviewed by Lizbeth Calderon Date 4/30/12 Phone (626) 458-4921
LIZBETH CALDERON

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

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - Label and identify the species of the tree within the westerly proximity of the property line. Obtain Oak tree permit if is an oak tree, otherwise, obtain offsite owner's acknowledgement/agreement regarding the removal of the tree.
2. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
3. A soil approval may be required for the infiltration planter box by the Geotechnical & Materials Engineering Division (GMED).
4. Prior to tentative map approval submit a covenant or easement documents indicating acceptance of any off-site impacts or permission for any off-site work.

7H

Name Tony Hui Date 05/01/2012 Phone (626) 458-4921

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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) Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
- (2) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewer trunk line.
- (3) Obtain approval from the City of West Covina for the discharge of sewer entering into the City sewer system.

HW

Prepared by Tony Khalkhali
pm71931s-new.doc

Phone (626) 458-4921

Date 05-01-2012

TENTATIVE MAP DATED 04-05-2012
EXHIBIT MAP DATED 04-05-2012

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:

- Provide a "Will Serve Letter" 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 provide to each parcel.

HW

Prepared by Tony Khalkhali
pm71931w-new.doc

Phone (626) 458-4921

Date 05-01-2012

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

TENTATIVE MAP DATED 04-05-2012
EXHIBIT MAP DATED 04-05-2012

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by John Chin
pm71931L-new.doc

Phone (626) 458-4918

Date 04-30-2012

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, 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. 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

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

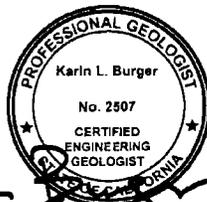
TENTATIVE PARCEL MAP 071931
SUBDIVIDER Pak Cheung Ng
ENGINEER ---
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED April 5, 2012 (Exhibit)
LOCATION West Covina
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE ---
REPORT DATE ---

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 5/1/12 is attached.



Reviewed by Karin Burger Date May 1, 2012

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

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

SOILS ENGINEERING REVIEW SHEET

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

District Office ---
PCA LX001129/ A870
Sheet 1 of 1

Tentative Parcel Map 71931
Location E. Francisquito Avenue, West Covina
Developer/Owner Pak Cheung Ng
Engineer/Architect Lee
Soils Engineer ---
Geologist ---

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

Review of:

Tentative Parcel Map and Exhibit Dated by Regional Planning 4/5/12

ACTION:

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

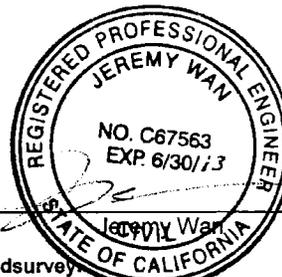
REMARKS:

1. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/qmed/Manual.pdf>
2. At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Prepared by


Olga Cruz

Reviewed by



Date 5/1/12

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:\gmepubl\Soils Review\Olga\Sites\71931-PM, Francisquito Ave. E., West Covina, TPM-A_0512.

TENTATIVE MAP DATED 4-05-2011
EXHIBIT MAP DATED 4-05-2011

- 1 The project's street frontage along Francisquito Avenue is within the city of West Covina; therefore, we have no comments from Public Works.
- 2 Comply with city of West Covina's road comments prior to final map recordation.



Prepared by Patricia Constanza
Pm71931r

Phone (626) 458-4921

Date 05-02-2012

TENTATIVE MAP DATED 04-05-2012
EXHIBIT MAP DATED 04-05-2012

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

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

HW
Prepared by Tony Khalkhali
pm71931w-new.doc

Phone (626) 458-4921

Date 05-01-2012



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 71931 Map Date: April 05, 2012 - Ex A

C.U.P. _____ Vicinity: 0271C

- 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 approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department has a HOLD on this project until the follow items are addressed:**
- Remove the chain linked fence encroaching into the Fire Lane.
- Provide product details on the proposed porous pavement for review and approval prior to Tentative Map clearance.

By Inspector: Juan C. Padilla Date April 29, 2012

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 71931 Map Date: April 05, 2012 - Ex A

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of **2** hours, over and above maximum daily domestic demand. **1** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Verify / Upgrade existing **1** public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Submit an original fire flow availability form, FORM 195, for review prior to Tentative Map clearance.**

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

By Inspector Juan C. Padilla Date April 29, 2012

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



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



PARK OBLIGATION REPORT

Tentative Map #	71931	DRP Map Date: 04/05/2012	SCM Date: 05/10/2012	Report Date: 04/12/2012
Park Planning Area #	13	VALINDA / SAN JOSE	Map Type: TENTATIVE	

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:	0.04
IN-LIEU FEES:	\$9,502

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$9,502 in-lieu fees.

Trails:

No trails.

Comments:

***Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	71931	DRP Map Date:	04/05/2012	SMC Date:	05/10/2012	Report Date:	04/12/2012
Park Planning Area #	13	VALINDA / SAN JOSE		Map Type:	TENTATIVE		

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	4.82	0.0030	3	0.04
M.F. < 5 Units	5.21	0.0030	0	0.00
M.F. >= 5 Units	3.68	0.0030	0	0.00
Mobile Units	3.24	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.04

Park Planning Area = 13 VALINDA / SAN JOSE

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.04	\$237,561	\$9,502

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
0.04	0.00	0.00	0.04	\$237,561	\$9,502



COUNTY OF LOS ANGELES
Public Health

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

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

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
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

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Third District

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Fourth District

Michael D. Antonovich
Fifth District

Parcel Map No. 071931

Vicinity: West Covina

Tentative Parcel Map Date: April 5, 2012 (Initial)

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend approval of **Tentative Parcel Map 071931** until the requirements listed on the attached reports have been satisfied:

Requested documents shall be submitted directly to:

County of Los Angeles Department of Public Health
Environmental Health Division – Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423
Attn: Ken Habaradas
Email: khabaradas@ph.lacounty.gov

Prepared by: Ken Habaradas

KH

Phone No: (626) 430-5382

Date: May 3, 2012

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH ♦ DRINKING WATER PROGRAM

5050 Commerce Drive
Baldwin Park, CA 91706

Date: May 3, 2012

Page 1 of 1

Map No. PM 071931

Map Date: April 5, 2012

The Drinking Water Program cannot recommend approval of this map until the following requirement has been satisfied:

1. Provide a letter from the Suburban Water Systems indicating that the company is willing to provide potable water connection and service to the proposed subdivision.

For questions regarding the above requirement, please contact Richard Lavin at (626) 430-5420.