



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

**PROJECT NUMBER**

R2015-00804

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. 072374  
Environmental Assessment No. 201500056

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Stephen Jay Farrand

**MAP/EXHIBIT  
DATE:**

08/17/16

**SCM REPORT  
DATE:**

09/13/16

**SCM DATE:**

09/22/16

**PROJECT OVERVIEW**

To create three single-family lots on 20 gross acres

**MAP STAGE**Tentative: Revised: Amendment: Amended :   
Exhibit "A"Modification to :   
Recorded MapOther: **MAP STATUS**Initial: 1<sup>st</sup> Revision: 2<sup>nd</sup> Revision: Revision (requires a fee): **LOCATION**

19494 Big Pines Highway, Llano

**ACCESS**

Big Pines Highway

**ASSESSORS PARCEL NUMBER(S)**

3063-009-003

**SITE AREA**

20 gross (19.02 net) acres

**GENERAL PLAN / LOCAL PLAN**

Antelope Valley Area Plan

**ZONED DISTRICT**

Mountain Park

**SUP DISTRICT**5<sup>th</sup>**LAND USE DESIGNATION**

O-NF (Open Space – National Forest) (1986 AV Plan)

RL10 (Rural Land—1 DU/10 Acres) (2015 AV Plan)

**ZONE**A-2-2 (Heavy Agricultural –  
2 acre minimum lot area)**CSD**

N/A

**PROPOSED UNITS**

3 units (0.15 DU/AC)

**MAX DENSITY/UNITS**0.25 DU/AC (4 units)  
(per 1986 AV Plan)**GRADING**

500 cy of fill, 500 cy of cut, to be balanced onsite

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 <a href="mailto:tmontgomery@planning.lacounty.gov">tmontgomery@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>
Parks & Recreation	Clear	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Clear	Vicente Banada (626) 430-5382 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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**PREVIOUS CASES**

R1ST201300042

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Case Status/Recommendation: *At this time, Regional Planning does not recommend approval of the tentative parcel map. Please read below for further details.*

Tentative Parcel Map:

1. Please update map notes to indicate new zoning: A-2-2 (Heavy Agricultural—Two Acre Minimum Lot Area)
2. Please update map notes to indicate “Applicable Land Use Category (1986 AV Plan): O-NF (Open Space—National Forest)” and “Current Land Use Category (2015 AV Plan): RL10 (Rural Land—1 Dwelling Unit/10 Acres).
3. Existing dirt road should be dash-lined
4. “Fire Truck Turnarounds” for Parcels 1 and 2 must be connected to proposed private driveway and fire lane.
5. Parcel boundary line running through the Big Pines Highway right-of-way should be removed. Instead, those portions of Parcels 1 and 2 located north of the right-of-way should be labeled “Part of Parcel 1” and “Part of Parcel 2” respectively.
6. Map notes indicate that the site is not served by an electric utility. Please provide a letter from the local electric utility indicating an ability to serve the project site, and update map notes accordingly.
7. All existing and proposed easements must be shown and labeled.

Site Plan:

8. Please update map notes in accordance to the recommendations for the Tentative Parcel Map above.
9. Indicate the location of any oak trees on the project site, including canopies and a five-foot protection zone buffer.

Administrative:

10. Maps indicate that the dwelling units once located on the southern portion of the project site has been removed. Please provide evidence to indicate that it has been demolished.
11. Additional information is needed to process your request for a shared water well. Please refer to Section 22.56.1764 of the County Code and ensure all items are provided. This includes, but is not limited to, information on the amount of water available to each unit and its intended use, water quality test results, and the location and depth of all existing and proposed water wells and septic systems.
12. A shared water well in the A-1 or A-2 zone requires a Director's Review. You will need to submit a zoning permit application, shared water well burden of proof, and the appropriate fee (currently \$1,500) at your next revision submittal appointment. This application and the shared water well checklist can be retrieved at [planning.lacounty.gov/apps](http://planning.lacounty.gov/apps).

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**RESUBMITTAL INSTRUCTIONS**

If a map revision is required, please submit the following items:

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit “A,”
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and
- Other materials requested by the case planner.

**NOTE:** An appointment is required for resubmittal. **You must call the Land Divisions Section at 213-974-6433 to schedule the appointment.** Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.

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. As previously requested, please see attached Water review sheet (Comment 1) for comments and requirements.
2. A revised tentative map is required to show the following additional items:
  - a. Please see attached Subdivision checked print for comments and requirements.
  - b. Please see attached Road review sheet (Comment 1) and checked print for comments and requirements.

*HW*



Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 09-14-2016

pm72374L-rev1.doc

<http://planning.lacounty.gov/case/view/pm072374/>

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. The project is located within the adjudicated water area in the Antelope Valley. The applicant must either provide an outside source of water (water rights outside of the adjudicated area) or demonstrate that the project will not negatively impact water resources within the adjudicated area to the satisfaction of the County of Los Angeles.



Prepared by Tony Khalkhali  
pm72374w-rev1.doc

Phone (626) 458-4921

Date 09-06-2016

**APPLICANT**  
 STEPHEN JAY FARRAND, TRUSTEE  
 UTA 6-15-2001  
 P.O. BOX 7329, SAN FRANCISCO, CA 94120  
 (415) 399-3903  
 e-mail: sfarrand@fcblaw.com

**SURVEYOR**  
 A&A SURVEYING AND MAPPING  
 825 E COLTON AVE  
 REDLANDS, CA 92374  
 PH. (909) 793-6727  
 FAX. (909) 680-3137  
 E-MAIL: aasurveying@gmail.com

- SURVEYOR NOTES**
- ASSESSORS PARCEL NUMBER: APN 3063-009-003
  - MAP PREPARATION DATE 05/15/2013
  - NUMBER OF LOTS: 3 NUMBERED LOTS.
  - ▨ DENOTES 10' ADDITIONAL DEDICATION
  - ▨ DENOTES STATE OF CALIFORNIA SPECIAL STUDY ZONE, VALYERMO QUADRANGLE, CHAPTER 7.5, DIVISION 2, CALIFORNIA PUBLIC RESOURCES CODE
  - THIS PROPERTY CONTAINS 10 TUCKER OAKS, AND ALL 10 WILL REMAIN.
  - THE PRIVATE DRIVEWAY AND FIRE LANE FROM THE PUBLIC HIGHWAY IS SUBJECT TO NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE PUBLIC HIGHWAY FOR THE BENEFIT OF PARCELS 1 AND 2, AND BURDENS PARCEL 3. THE COST OF MAINTAINING THE PRIVATE DRIVEWAY AND FIRE LANE, AND COMPLYING WITH FUEL MODIFICATION REQUIREMENTS IN ADJACENT AREAS, IS TO BE SHARED EQUALLY BY PARCELS 1, 2, AND 3.
  - EXISTING ZONING A-1-2
  - PROPOSED ZONING A-1-2
  - THERE ARE NO EXISTING EASEMENTS ON THIS PROPERTY.
  - NO GRADING IS PROPOSED
  - CURRENT LAND USE: VACANT LOT
  - PROPOSED LAND USE: 3 SINGLE FAMILY LOTS
  - EXISTING WELL TO BE SHARED BY PARCELS 1, 2, AND 3 PER LOS ANGELES COUNTY REQUIREMENTS.
  - USE OF WATER WELL ON PARCEL 3 WILL BE SHARED BY PARCELS 1, 2 & 3.

**RECORD OWNER**  
 STEPHEN JAY FARRAND, TRUSTEE  
 UTA 6-15-2001  
 P.O. BOX 7329, SAN FRANCISCO, CA 94120  
 (415) 399-3903  
 e-mail: sfarrand@fcblaw.com

**SITE ADDRESS**  
 19494 BIG PINES HIGHWAY  
 LLANO, CA 94544

**LEGAL DESCRIPTION:**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.  
 APN: 3063-009-003

**UTILITIES COMPANY**

ELECTRIC:  
NOT SERVED

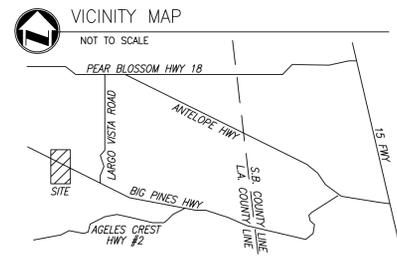
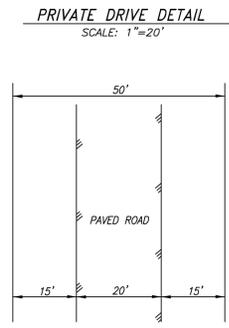
GAS:  
NOT SERVED

TELEPHONE:  
NOT SERVED

SEWER:  
PRIVATE SEPTIC SYSTEM

WATER:  
PRIVATE ONSITE WATER WELL SYSTEM

CABLE:  
NOT SERVED



PREPARED BY:  
**ENVIRONMENTAL HIGHTECH ENGINEERING**  
 LAND SURVEYING  
 LAND PLANNING  
 CIVIL ENGINEERING  
 (909) 886-1811 FAX (909) 883-1297  
 3272 N. "E" St. #A, San Bernardino, CA 92405  
 ehc.lvs@verizon.net  
 JOB NO. 15-082 DATE: JUNE OF 2015

**LEGEND**

EP EDGE OF PAVEMENT  
 R/W RIGHT OF WAY  
 CL CENTERLINE

**A&A SURVEYING AND MAPPING**

- LAND SURVEYING
- LAND PLANNING
- GIS AND GPS
- LASER SCANNING
- CONSTRUCTION

825 E COLTON AVE., REDLANDS CA 92374  
 PHONE (909) 793-6727 FAX (909) 680-3137  
 CELL (909) 709-0649 or (909) 709-9295  
 E-mail: aahygeorge@msn.com

DATE	BY	REVISIONS	APPR.	DATE
DESIGNED BY:		DRAWN BY:GS	CHECKED BY:GS	



**SURVEYOR'S STATEMENT**  
 THIS TENTATIVE PARCEL MAP WAS PREPARED UNDER MY DIRECTION IN JUNE 2015

6/22/2015  
 DATE

*George Darvasan-Stanciu*  
 GEORGE DARVASAN-STANCIU  
 P.L.S. 7884

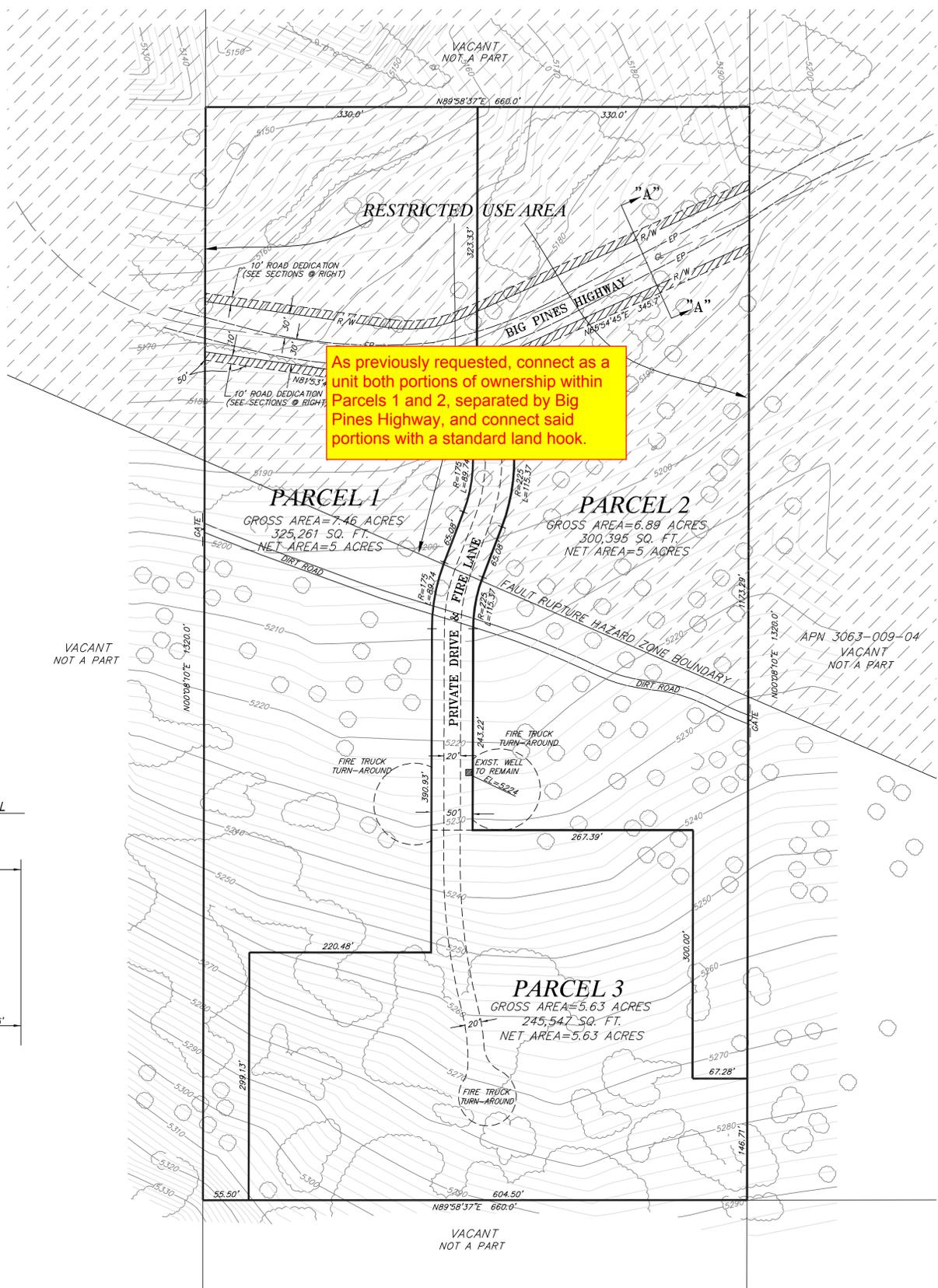
IN THE COUNTY OF LOS ANGELES

TENTATIVE PARCEL MAP 072374

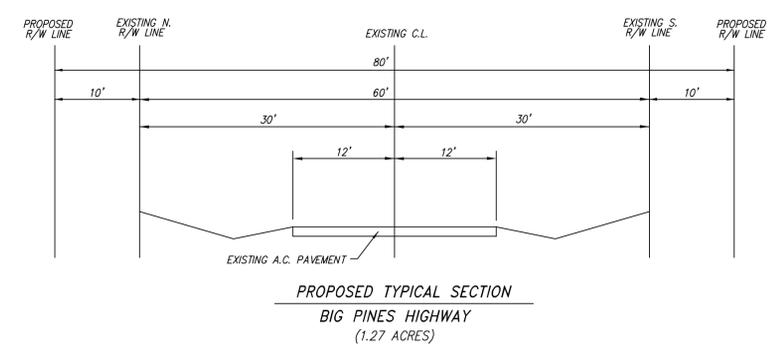
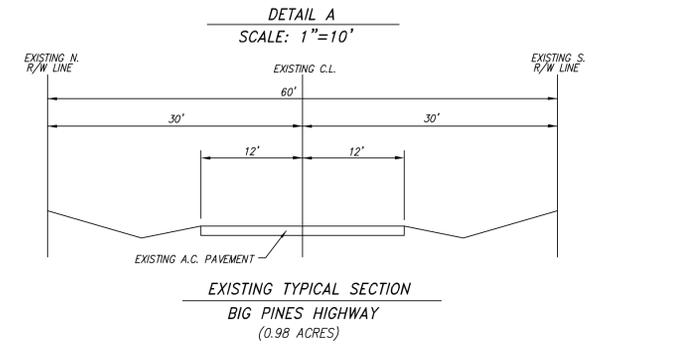
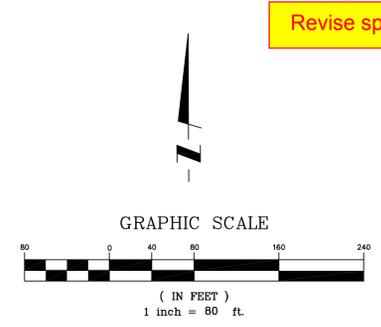
SCALE: 1" = 80'

DATE: JUNE 2015

SHEET 1 OF 1 SHTS.  
 12-311



MINOR LAND DIVISION **NO.**  
 TENTATIVE PARCEL MAP #072374  
 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF **LOS ANGELES**, STATE OF CALIFORNIA  
 BEING A DIVISION OF A PORTION OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 9 WEST, S.B.M., RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.



**PARCEL AREA SUMMARY**

PARCEL #	GROSS AREA	DEDUCTIONS FOR DEDICATION AREAS ADJACENT TO PUBLIC HIGHWAY	NET AREA
1	7.46 ACRES	2.46 ACRES	5 ACRES
2	6.89 ACRES	1.89 ACRES	5 ACRES
3	5.63 ACRES	0 ACRES	5.63 ACRES
TOTALS	19.98 ACRES	4.35 ACRES	15.63 ACRES

(HWY AREA: SEE DETAILS ABOVE)

A MINOR LAND DIVISION  
 TENTATIVE PARCEL MAP #072374  
 LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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. Address road comments shown in the attached pm 72374r-rev1 CHECK PRINT SR, dated September 14, 2016. See link below.

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 072374\ROAD\2016-09-14 pm072374r-rev1 tentative map CHECK PRINT.pdf



Prepared by Sam Richards  
pm72374r-rev1

Phone (626)458-4921

Date 09-14-2016





**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

PARCEL MAP NO.: 072374 (REVISED) TENTATIVE MAP DATE: 08/17/16

**HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921**

Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application).

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a hydrology study may be required prior to clearing the Conditional Use Permit.

Name  Date 9/2/16 Phone (626) 458-4921  
**Michele Chimienti**

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 72374 Tentative Map Dated 8/17/16 (Rev.) Parent Tract \_\_\_\_\_  
Grading By Subdivider? [N] (Y or N) \_\_\_\_\_ yd<sup>3</sup> Location Valyermo APN 3063-009-003  
Geologist Earth Systems Southern California Subdivider Farrand  
Soils Engineer Earth Systems Southern California Engineer/Arch. Environmental Hightech Engineering

Review No. 5:

Geologic Report(s) Dated: ---  
Soils Engineering Report(s) Dated: ---  
Geotechnical Report(s) Dated: 5/2/16, 3/16/16, 1/19/16  
Previous Review Sheet 4/14/16

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

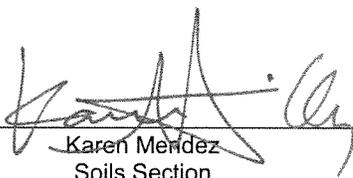
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

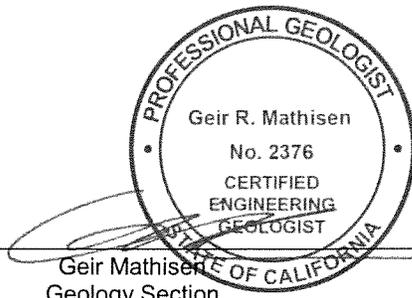
- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. The following note must be placed on the Final Map: "Geotechnical Note, Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). 1-3  
refer to reports by Earth Systems Southern California, dated 5/2/16, 3/16/16, 1/19/16."
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
- S2. At the rough grading stage, provide data from the recommended settlement monitoring program to verify that settlements will comply with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- 1. REVISION OF PERCOLATION RATES FOR AN ONSITE WASTEWATER TREATMENT SYSTEM WERE NOT PART OF THIS REVIEW.  
PER SOILS ENGINEER:
- 2. OVEREXCAVATION SHALL EXTEND A MINIMUM OF 8 FEET BELOW EXISTING GRADE OR 3 FEET BELOW THE BOTTOM OF THE DEEPEST FOUNDATION ELEMENT, WHICHEVER IS DEEPER, AND EXTEND TO A DISTANCE OF AT LEAST 8 FEET LATERALLY BEYOND THE OUTSIDE EDGE OF THE FOUNDATION.
- 3. THE FILL SHOULD BE REINFORCED WITH TWO LAYERS OF GEOGRID TO REINFORCE SOIL BENEATH THE PROPOSED STRUCTURES. REFER TO SOILS REPORT DATED 3/16/16 (PG 4) FOR DETAILS.
- 4. PROPOSED STRUCTURES SHOULD BE SUPPORTED ON A RIGID FOUNDATION SYSTEM.

Prepared by

  
Karen Mendez  
Soils Section



Geir Mathisen  
Geology Section

Date 9/1/16

1. Approval of this map pertaining to grading is recommended.

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

**REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:**

2. Submit a deed restriction for cross lot drainage.
3. Provide slope easement for widening the Big Bine Hwy.
4. Provide access easement for to adjoin locked property that allows ingress, egress, improvements, and maintenance of the access road.

Name Nazem Said  Date 08/28/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 072374\GP\2016-08-22 TPM 072374 SUBMITTAL

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

- Approved without conditions.
  - 1) This is a 5+ acres subdivision. (*gross area*)
  - 2) There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call Mr. Vicente Banada of DPH at (626) 430-5381 or [VBanada@ph.lacounty.gov](mailto:VBanada@ph.lacounty.gov) for additional information and requirements.



Prepared by Bereket Tadele  
pm72374s-rev1.doc

Phone (626) 458-4921

Date 08/25/16

- 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 Aissa Carrillo

Phone (626) 458-3126

Date 09-14-2016

pm72374L-rev1.doc  
<http://planning.lacounty.gov/case/view/pm072374/>

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. The following note shall be placed on all tract and parcel maps with parcel sizes of five acres or more: "Further division of this property to parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
9. Place a note on the final map to the satisfaction of Public Works to convey as a unit both portions of ownership within Parcels 1 and 2, separated by Big Pines Highway, and connect said portions with a standard land hook.
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 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.



## 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: PM 72374

MAP DATE: August 17, 2016

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**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### **HOLDS TENTATIVE/EXHIBIT MAP**

1. Provide a cross section of the Private Driveway and Fire Lanes. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
2. Provide a driveway profile of the Private Driveway and Fire Lane clearly indicating the proposed gradient, including the angles of approach and departure at all changes in grade. Indicate compliance on a separate exhibit submitting a hard copy directly to the Fire Department.
3. This property is located within the area described as "Very High Fire Hazard Severity Zone". A "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details. Submit a copy or confirmation of approval to our office to release of the Tentative Map hold.

### **FINAL MAP CONDITIONS OF APPROVAL**

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. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private driveway required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.



## 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: PM 72374

MAP DATE: August 17, 2016

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4. A reciprocal access agreement is required for any portion of the driveway being shared by the future lots. Submit documentation to the Fire Department for review prior to Final Map clearance.

### PROJECT CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
2. The required fire lane shall provide a minimum unobstructed width of 20 feet, clear to the sky, with an all-weather access surface. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. 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.
4. Each proposed lot shall provide an approved Fire Department turnaround within the pads area since the driveway exceed a length of 150 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. The fire apparatus access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing 37.5 tons (75,000 pounds) and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall provide a paved or concrete surface. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



## 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: PM 72374

MAP DATE: August 17, 2016

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6. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
7. The gradient of the on-site private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
8. The Fire Department is prohibited from setting water requirements for this subdivision as presently zoned.
9. However, the Fire Department will be setting water requirements for fire protection purposes during the Fire Department review of the architectural plan prior to building permit issuance.
10. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
11. 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.
12. All proposed driveways 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](mailto:Juan.Padilla@fire.lacounty.gov).



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>72374</b>	DRP Map Date:	<b>08/17/2016</b>	SCM Date:	<b>09/22/2016</b>	Report Date:	<b>09/13/2016</b>
Park Planning Area #	<b>45A</b>		<b>EAST ANTELOPE VALLEY</b>			Map Type:	<b>REV. (REV RECD)</b>

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:	<b>0.02</b>
IN-LIEU FEES:	<b>\$585</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$585 in-lieu fees.

**Trails:**

No trails.

**Comments:**

The map proposes three (3) single-family home 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, Chief of Planning

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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>72374</b>	DRP Map Date:	<b>08/17/2016</b>	SMC Date:	<b>09/22/2016</b>	Report Date:	<b>09/13/2016</b>
Park Planning Area #	<b>45A</b>		<b>EAST ANTELOPE VALLEY</b>			Map Type:	<b>REV. (REV RECD)</b>

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	<b>2.44</b>	<b>0.0030</b>	<b>3</b>	<b>0.02</b>
M.F. < 5 Units	4.17	0.0030	0	0.00
M.F. >= 5 Units	1.00	0.0030	0	0.00
Mobile Units	2.26	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.02</b>

Park Planning Area = **45A EAST ANTELOPE VALLEY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$29,257	<b>\$585</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$29,257	<b>\$585</b>

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

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

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

**BOARD OF  
SUPERVISORS**

**Hilda Solis**  
First District

**Mark Ridley-  
Thomas**  
Second District

**Shella Kuehl**  
Third District

September 14, 2016

Tentative Parcel Map No. 072374

Vicinity: Mountain Park

Tentative Parcel Map Date: August 17, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 072374** based on the use of a shared water well and private septic systems as proposed (Onsite Wastewater Treatment Systems). The Potable Water Supply requirement has been cleared for the tentative parcel map approval. The following requirements (Wastewater Disposal) shall be met prior to approval of the tentative parcel map by this Department.

### **Wastewater Disposal**

Prior to tentative map approval, the applicant shall demonstrate to the satisfaction of the Department that each parcel is capable of supporting the installation of an onsite wastewater treatment system (OWTS) to accommodate the wastewater disposal needs for the development of each parcel.

Submit a feasibility report in conformance with the requirements outlined in the Department's guidelines, "Onsite Wastewater Treatment System (OWTS) Guidelines." The report shall consist of a soil profile excavation, exploratory boring to determine the historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to substantiate the feasibility of installing an OWTS on each parcel resulting from the subdivision. Testing shall be conducted in an area likely to be utilized as a disposal field.

As part of the feasibility report, submit a professionally drawn scaled plot plan to show the following:

- A. Location of all existing/proposed structures and amenities, including exterior of buildings, driveways, trees, swimming pools, stairs, retaining walls, etc.
- B. Location of all existing water wells, if any, and their related components on the subject property and neighboring properties within 200 feet of the proposed OWTS.
- C. Sources of surface water, such as streams, flood ways, drainage courses, etc.

Note: If a public sewer connection is available within 200 feet of any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer.

For questions regarding the above section, please contact Michelle Tsiebos or Vicente Banada, of the Land Use program, at (626) 430-5380 or e-mail [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov) or [vbanada@ph.lacounty.gov](mailto:vbanada@ph.lacounty.gov).

### **Potable Water Supply**

Potable water will be supplied by a proposed shared well. The existing water well located at 19494 Big Pines Highway, Llano, CA 93544 for parcel map 072374 meets the potable water availability requirements for a private well as certified by the water availability letter issued by the Department of Public Health (Department).

For the purpose of the proposed subdivision of this parcel into three parcels, the existing water well also meets the requirements of a shared well under the conditions that the well will serve a maximum of three parcels and each of these parcels will install a water tank with a minimum 1500 gallon storage capacity over and above the Fire Department requirements.

The well's connections to the other parcels cannot cross more than one property line, and access to the well is reserved for all users through legal instruments including easements and a covenant agreement.

Prior to Final Map recordation, the applicant shall contact this Department to finalize all requirements related to shared wells.

For questions regarding the above section, please contact Lusi Mkhitarian or Vincent Gallegos, of the Drinking Water program, at (626) 430-5420 or at [lmkhitarian@ph.lacounty.gov](mailto:lmkhitarian@ph.lacounty.gov) or [vgallegos@ph.lacounty.gov](mailto:vgallegos@ph.lacounty.gov).

For any other questions regarding this report, please feel free to contact me.

Report Prepared by:



**VICENTE C. BANADA, REHS**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov)  
TEL (626) 430-5381 • FAX (626) 813-3016