



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
Conditional Use Permit No. R2015-00804
Environmental Assessment No. R2015-00804

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Stephen Jay Farrand

MAP/EXHIBIT DATE:

03/24/15

SCM REPORT DATE:

04/23/15

SCM DATE:

04/30/15

PROJECT OVERVIEW

To create three single-family lots

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit "A" Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd 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 acres (gross)/19.02 acres (net)

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Mountain Park

SUP DISTRICT

5th

LAND USE DESIGNATION

O-NF (Open Space – National Forest)

ZONE

A-1-2 (Light Agricultural – 2 acre minimum lot area)

CSD

N/A

PROPOSED UNITS

3

MAX DENSITY/UNITS

4

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	Edward Rojas (213) 974-6433 erojas@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Clear	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

R1ST201300042

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.

1. The Slope Density Analysis you provided varied significantly from the slope information in our GIS System. A new Slope Density Analysis was done by our GIS Section. Based on the information on the new Slope Density Analysis, a Hillside Management CUP is not required for the proposed project. Therefore an Exhibit "A" map is no longer required. You may request a refund for the HM CUP fees.
2. 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.
3. Provide a site plan/exhibit map for the shared water well. The information you provided on your Exhibit "A" may be used to satisfy this requirement. Ensure to change the title of the map.
4. A street frontage waiver is required for Parcel 3. Staff recommends redesign to meet street frontage requirements by providing 60 feet of street frontage along Big Pines Highway.
5. An access easement will be required if a shared driveway is proposed.
6. A Spring Survey and a Biological Constraints Analysis (BCA) is required. The BCA must describe the vegetation, habitats, and the wildlife use of the site, and must include a vegetation map, a delineation and discussion of regulated waters (USACE and CDFW) if present, a list of special-status plant and animal species with potential to occur on site, and lists of observed plant and animal species. Woodlands containing juniper and Joshua trees are present on site, and their extent should be mapped. Also, all occurrences of short-joint beavertail cactus should be mapped in addition to any other sensitive biological resources present. Surveys conducted for the preparation of the BCA should be conducted in the spring, when most species are most easily recognizable. Special-status species considered for potential occurrence in the report should include the following species listed in the CNPS and CNDDDB databases for the region (see attached).
7. Provide a lot table with the gross and net area information for each proposed lot and entire project area. Ensure to net out the highway dedication and all easements (including proposed easements) for the net lot area. Calculate to the center line of the right-of-way for the gross lot area.
8. The net area for the project site is 19.02 acres. The combined net area for the three lots noted on the tentative map is 18.73. Please clarify the discrepancy.
9. Identify the parallel lines that extend from Parcel 3 to Big Pines Highway.
10. Depict all existing conditions including all existing buildings, fences/walls (location, height & material), trees (location, type & size), etc. Also, indicate whether these features are to remain or will be removed.
11. Highway cross sections must be to scale.
12. The Exhibit "A" map states there will be 500 cy of fill and 500 cy of cut. Your applications state there is no proposed grading. Please correct.
13. Include any proposed grading information on the tentative parcel map.
14. Photograph No. 5 of the project property depicts a shed. Provide building permits for the structure. If no permits exist for this structure, it will need to be demolished prior to public hearing.
15. Provide copies of all building permits and assessor records for the property.
16. Any zoning violations that may exist on the property must be abated prior to public hearing.
17. Project is within the Very High Fire Hazard Area and subject to Fire Defensible Space requirements.
18. Show fire turnaround area, if necessary.
19. Will the location of the water well remain the same or be relocated?
20. Identify lines between well shed and tank site.
21. Label the identified neighboring properties as "Not a Part."

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^d 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.*

Project No. R2015-00804/PM072374

APN 3063-009-003

Special-status species considered for potential occurrence in the BCA report (per comment #6) should include the following species listed in the CNPS and CNDDDB databases for the region:

Plants

scalloped moonwort (*Botrychium crenulatum*)
slender silver moss (*Anomobryum julaceum*)
bluish spike-moss (*Selaginella asprella*)
chaparral sand-verbena (*Abronia villosa* var. *aurita*)
Parish's oxytheca (*Acanthoscyphus parishii* var. *parishii*)
San Gabriel manzanita (*Arctostaphylos glandulosa* ssp. *gabrielensis*)
interior manzanita (*Arctostaphylos parryana* ssp. *tumescens*)
crested milk-vetch (*Astragalus bicristatus*)
San Antonio milk-vetch (*Astragalus lentiginosus* var. *antoniuss*)
Big Bear Valley woollypod (*Astragalus leucolobus*)
Modoc Plateau milk-vetch (*Astragalus pulsiferae* var. *coronensis*)
Peirson's morning-glory (*Calystegia peirsonii*)
white pygmy-poppy (*Canbya candida*)
Mt. Gleason paintbrush (*Castilleja gleasoni*)
Mojave paintbrush (*Castilleja plagiotoma*)
Kern Canyon clarkia (*Clarkia xantiana* ssp. *parviflora*)
Peirson's spring beauty (*Claytonia lanceolata* var. *peirsonii*)
Clokey's cryptantha (*Cryptantha clokeyi*)
Colorado Desert larkspur (*Delphinium parishii* ssp. *subglobosum*)
Ewan's cinquefoil (*Drymocallis cuneifolia* var. *ewanii*)
San Jacinto Mountains daisy (*Erigeron breweri* var. *jacinteus*)
southern alpine buckwheat (*Eriogonum kennedyi* var. *alpigenum*)
Johnston's buckwheat (*Eriogonum microthecum* var. *johnstonii*)
alpine sulfur-flowered buckwheat (*Eriogonum umbellatum* var. *minus*)
pine green-gentian (*Frasera neglecta*)
San Antonio Canyon bedstraw (*Galium angustifolium* ssp. *gabrielense*)
Jepson's bedstraw (*Galium jepsonii*)
Johnston's bedstraw (*Galium johnstonii*)
Abrams' alumroot (*Heuchera abramsii*)
urn-flowered alumroot (*Heuchera caespitosa*)
San Gabriel Mountains sunflower (*Hulsea vestita* ssp. *gabrielensis*)
short-sepaled lewisia (*Lewisia brachycalyx*)
San Gabriel linanthus (*Linanthus concinnus*)
silky lupine (*Lupinus elatus*)
interior bush lupine (*Lupinus excubitus* var. *johnstonii*)
Peirson's lupine (*Lupinus peirsonii*)
Davidson's bush-mallow (*Malacothamnus davidsonii*)
Johnston's monkeyflower (*Mimulus johnstonii*)
gray monardella (*Monardella australis* ssp. *cinerea*)
Robbins' nemacladus (*Nemacladus secundiflorus* var. *robbinsii*)
short-joint beavertail (*Opuntia basilaris* var. *brachyclada*)

woolly mountain-parsley (*Oreonana vestita*)
Rock Creek broomrape (*Orobanche valida* ssp. *valida*)
rock-loving oxytrope (*Oxytropis oreophila* var. *oreophila*)
Tehachapi ragwort (*Packera ionophylla*)
San Bernardino grass-of-Parnassus (*Parnassia cirrata* var. *cirrata*)
Mojave phacelia (*Phacelia mohavensis*)
Parish's popcornflower (*Plagiobothrys parishii*)
shrub live oak (*Quercus turbinella*)
San Gabriel ragwort (*Senecio astephanus*)
San Bernardino aster (*Symphotrichum defoliatum*)
Greata's aster (*Symphotrichum greatae*)
Lemmon's syntrichopappus (*Syntrichopappus lemmonii*)
grey-leaved violet (*Viola pinetorum* var. *grisea*)
slender mariposa-lily (*Calochortus clavatus* var. *gracilis*)
Palmer's mariposa-lily (*Calochortus palmeri* var. *palmeri*)
Plummer's mariposa-lily (*Calochortus plummerae*)
alkali mariposa-lily (*Calochortus striatus*)
western sedge (*Carex occidentalis*)
hot springs fimbriatilis (*Fimbristylis thermalis*)
pine fritillary (*Fritillaria pinetorum*)
Duran's rush (*Juncus duranii*)
knotted rush (*Juncus nodosus*)
ocellated Humboldt lily (*Lilium humboldtii* ssp. *ocellatum*)
lemon lily (*Lilium parryi*)
California muhly (*Muhlenbergia californica*)

Animals

San Gabriel Mountains blue butterfly (*Plebejus saepiolus aureolus*)
Santa Ana sucker (*Catostomus santaanae*)
arroyo chub (*Gila orcuttii*)
Santa Ana speckled dace (*Rhinichthys osculus* ssp. 3)
arroyo toad (*Anaxyrus californicus*)
San Gabriel slender salamander (*Batrachoseps gabrieli*)
southern mountain yellow-legged frog (*Rana muscosa*)
Coast Range newt (*Taricha torosa*)
western pond turtle (*Emys marmorata*)
desert tortoise (*Gopherus agassizii*)
California mountain kingsnake (San Bernardino population) (*Lampropeltis zonata* (*parvirubra*))
coast horned lizard (*Phrynosoma blainvillii*)
two-striped garter snake (*Thamnophis hammondii*)
burrowing owl (*Athene cunicularia*)
southwestern willow flycatcher (*Empidonax traillii extimus*)
prairie falcon (*Falco mexicanus*)
loggerhead shrike (*Lanius ludovicianus*)
Le Conte's thrasher (*Toxostoma lecontei*)
Nelson's antelope squirrel (*Ammospermophilus nelsoni*)
pallid San Diego pocket mouse (*Chaetodipus fallax pallidus*)
Townsend's big-eared bat (*Corynorhinus townsendii*)

San Bernardino kangaroo rat (*Dipodomys merriami parvus*)
western mastiff bat (*Eumops perotis californicus*)
south coast marsh vole (*Microtus californicus stephensi*)
western small-footed myotis (*Myotis ciliolabrum*)
long-eared myotis (*Myotis evotis*)
fringed myotis (*Myotis thysanodes*)
long-legged myotis (*Myotis volans*)
lodgepole chipmunk (*Neotamias speciosus speciosus*)
southern grasshopper mouse (*Onychomys torridus ramona*)
desert bighorn sheep (*Ovis canadensis nelsoni*)
American badger (*Taxidea taxus*)
Mohave ground squirrel (*Xerospermophilus mohavensis*)

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. Provide street frontage for Parcel 3 unless the Department of Regional Planning is prepared to recommend waiving such requirement to the Advisory Agency.
2. An approved geotechnical report. Please see attached Geologic and Soils Engineering review sheets. The geologic/soils report shall be submitted directly to Public Works.
3. Please see attached Grading review sheet (Comments 3 and 4) for comments and requirements.
4. Please see attached Road review sheet (Comment 1) for comments and requirements.
5. Please see attached Water review sheet (Comment 1) for comments and requirements.
6. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Modify the title block to show the following information:

“MINOR LAND DIVISION
TENTATIVE PARCEL MAP NUMBER 072374
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA”

- b. If applicable, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as “to remain”, “to be relocated”, or “to be abandoned”. If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation “No existing on-site public and private easements” on the tentative map.

- c. Connect 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.
 - d. Please see attached Grading review sheets (Comment 1 and 4) for comments and requirements.
 - e. Please see attached Road review sheet (Comment 1) and check prints for comments and requirements.
7. If applicable, a revised Land Division Application is required to indicate the proposed grading quantities.

HW

Prepared by Juan Sarda
pm72374L-new.doc
<http://planning.lacounty.gov/case/view/pm072374/>

Phone (626) 458-4919

Date 04-22-2015

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	72374	Tentative Map Dated	3/24/15 (Map/Exhibit)	Parent Tract
Grading By Subdivider? [N] (Y or N)	yd ³	Location	Llano	APN 3063-009-003
Geologist	---	Subdivider	Farrand	
Soils Engineer	---	Engineer/Arch.	Environmental Hightech Engineering	

Review of:

Geologic Report(s) Dated: ---
Soils Engineering Report(s) Dated: ---
Geotechnical Report(s) Dated: ---
References: ---

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

- G1. Provide an engineering geology report that addressed and evaluates the site and the proposed development. Recommendations shall be provided as necessary. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available on the Internet at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. The subject site is located within an Alquist-Priolo Earthquake Fault Zone (APEFZ) as mapped by the California Geological Survey (CGS). In accordance with California Public Resources Code §2621-2630, and California Administrative Code §3600-3603, prior to the approval of a project in an APEFZ, a fault investigation must be conducted that complies with the provisions of CGS Note 49 and Special Publication 42. The report must comply with the provisions of 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>. Provide this office with a digital copy of the report for review and distribution to the State of California.
- G3. Based on the State of California Seismic Hazard Maps, the subject site is located in a mapped area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code §2697 and California Code of Regulations §3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the *Manual for Preparation of Geotechnical Reports* and policy memo GS045.0 prepared by the County of Los Angeles Department of Public Works, (both available for download at: <http://dpw.lacounty.gov/gmed>), and the California Geological Survey's Special Publication 117A. Provide this office with a digital copy of the report for review and distribution to the State of California.
- G4. Provide a geotechnical map that complies with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The geotechnical map shall be based on the Tentative Map.
- S1. Address the hydrocollapse potential of the onsite soils. Recommend mitigation as necessary.
- S2. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. The chemical tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils in a saturated condition. Recommend mitigation as necessary.
- S3. Show the following on the geotechnical map:
a. Existing and proposed grades.
b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
c. Location of "Restricted Use Areas", if applicable.
d. All recommended mitigation measures, as necessary.
- S4. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S5. All geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET (continued)

Tentative Tract / Parcel Map 72374

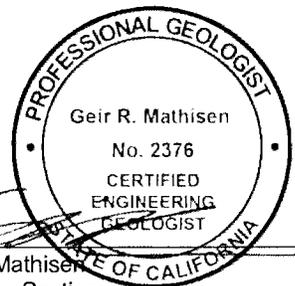
Remarks (continued):

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Jeremy Wan
Soils Section



Geir Mathisen
Geology Section

Date 4/15/15

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.

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 is required to show the following additional items:
 - a. Benchmark information.
 - b. Proposed rough grading including pad elevations as shown on the exhibit map and necessary grading for the proposed 500 cubic yard earthwork volume shown on the tentative map. If the 500 cubic yards is required for footing excavation under the building, it should not be considered part of the grading earthwork volume. In this case, delete it from the tentative map.
 - c. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
 - d. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
 - e. Existing Oak trees with their protected zones to prove they are not impacted by the proposed improvements.
 - f. All retaining walls height and location including drainage around them.
 - g. Grading required for the 6-tank site.
2. A revised exhibit map is required to show the following additional items:
 - a. Remove Conceptual Grading Notes #1, 2, 4, 6, and 7-11 since they will be handled with final engineering plans.
3. Acquire conceptual approval for the proposed private drive and fire lanes from the Fire Department. If not acceptable by the Fire Department, revise the tentative map and exhibit map with the acceptable grading scheme limit.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
PARCEL MAP 072374

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TENTATIVE MAP DATED 03-24-2015
EXHIBIT MAP DATED 03-24-2015

4. Provide applicable slope easement for Big Pine Highway.

Name Nazem Said  Date 4/22/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 072374\GP\2015-03-25 TPM 072374 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ~~SUBDIVISION~~ ROAD
PARCEL MAP NO. 072374

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TENTATIVE MAP DATED 03-24-2015
EXHIBIT MAP DATED 03-24-2015

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:

1. Provide street frontage to Parcel 3 unless the Department of Regional Planning is prepared to waive such requirement to the Advisory Agency.
2. Address road comments shown in the attached 1st CHECK PRINT 21APRIL15 SR.

Prepared by Sam Richards

pm72374r

SR FOR SR

Phone (626)458-4921

Date 04-21-2015

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

RECEIVED
 DEPT OF REGIONAL PLANNING
 PM072374
 DATE: 24 MAR 2015

SURVEYOR NOTES

- ASSESSORS PARCEL NUMBER: APN 3063-009-003
- MAP PREPARATION DATE 05/15/2013
- NUMBER OF LOTS: 3 NUMBERED LOTS.
- SEE EXHIBIT A FOR PROPOSED BUILDING PAD LOCATIONS AND ELEVATIONS
- ▨ DENOTES 10' ADDITIONAL DEDICATION

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:

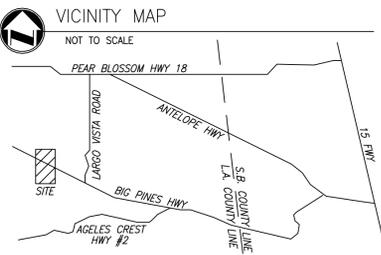
PORTION SECTION 23, T4N R9W S.B.M. CA
 (SEE TITLE REPORT FOR FULL LEGAL DESCRIPTION)

SURVEYOR'S NOTES:

- TO THE BEST OF MY KNOWLEDGE THERE ARE NO OAK TREES (OTHER THAN A COUPLE TUCKER "SCORUB" OAKS), NEIGHBORING HOUSES AND STRUCTURES, OR HABITATS OF PROTECTED SPECIES ON OR PROXIMATE TO SITE.
- THE ENTRANCE ROAD FROM THE PUBLIC HIGHWAY IS SUBJECT TO NON-EXCLUSIVE EASEMENTS FOR INGRESS-EGRESS FOR THE BENEFIT OF LOTS 1 AND 2, AND BURDEN LOT 3. MAINTENANCE OF THE ENTRANCE ROAD SERVING LOTS 1, 2 AND 3, IS SHARED EQUALLY BY THE OWNERS OF LOTS 1, 2, AND 3.
- EXISTING ZONING A-1-2
- PROPOSED ZONING A-1-2
- ALL EASEMENTS OF RECORD SHALL BE HONORED OR RE-LOCATED.

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., #4, San Bernardino, CA 92405
 ehc@envirohitec.com
 JOB NO. 15-082 DATE: MARCH OF 2015

LEGEND

- EP EDGE OF PAVEMENT
 R/W RIGHT OF WAY
 CL CENTERLINE
 Ⓣ DENOTES 12' DIAMETER, 15,000 GALLON TANK

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) 709-8295
 E-mail: aahygeorge@msn.com

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

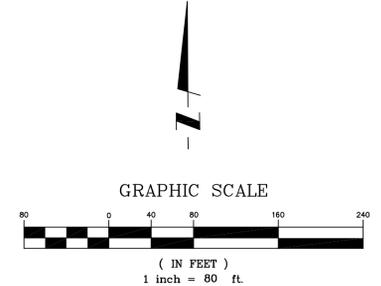


SURVEYOR'S STATEMENT
 THIS TENTATIVE PARCEL MAP WAS PREPARED UNDER MY DIRECTION IN MAY 2013
 01/18/2015
 DATE
 GEORGE DARVASAN-STANCIU
 P.L.S. 7884

IN THE COUNTY OF LOS ANGELES
 TENTATIVE PARCEL MAP 072374
 SCALE: 1" = 80'
 DATE: MAY 2013

SHEET
 1 OF
 1 SHTS.
 12-311

IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP #072374
 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.



THE ASSESSOR'S MAP SHOWS A SEPARATE ALIGNMENT WITH 80 FT R/W TIED TO THE UPPER LEFT EDGE OF THE PARCEL. SEPARATE FROM WHERE THE EXISTING ROADWAY IS. PLEASE VERIFY WITH OUR TRAFFIC AND LIGHTING DIVISION ABOUT WHICH ONE TO FOLLOW.

PROVIDE STOPPING SIGHT DISTANCE EXHIBIT (VERTICAL AND HORIZONTAL) FOR 55 MPH ON BIG PINES HIGHWAY FROM THE PRIVATE DRIVE.

DEPICT THE LINE OF SIGHT ON THE TENTATIVE AND EXHIBIT MAPS

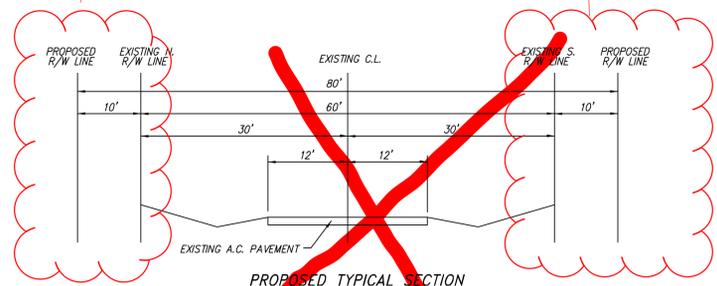
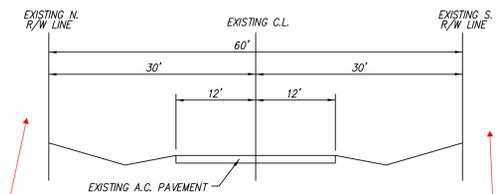
IS THIS THE NEW ALIGNMENT FOR BIG PINES HIGHWAY OR THE OLD ONE?

SLOPE EASEMENT WILL BE REQUIRED ALONG THE PROJECT FRONTAGE (OVER AND ABOVE THE STREET HIGHWAY DEDICATION), NO MATTER WHICH ALIGNMENT IS APPLICABLE

PROVIDE RECIPROCAL EASEMENT FOR THE PRIVATE DRIVE FROM PARCELS 1 AND 2.

REQUEST FOR WAIVER OF STREET FRONTAGE REQUIREMENT FOR PARCEL 3 FROM REGIONAL PLANNING.

DETAIL A (NO SCALE)



PARCEL AREA SUMMARY

PARCEL #	NET AREA	BUILDING ENVELOPE AREA	OPEN SPACE	% DEVELOPED
1	5 ACRES	1.5 ACRES	3.5 ACRES	30%
2	5 ACRES	1.5 ACRES	3.5 ACRES	30%
3	8.73 ACRES	2.62 ACRES	6.11 ACRES	30%
TOTALS	18.73 ACRES	5.62 ACRES	13.11 ACRES	30%

(HWY AREA: SEE DETAILS ABOVE)

MAKE CORRECTIONS ON THE EXHIBIT MAP AS APPROPRIATE

VACANT PROPOSED LOCATION OF PRECAST WATER TANKS (6). TWO TANKS SHALL BE DEDICATED TO EACH PARCEL

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

RECEIVED
 DEPT OF REGIONAL PLANNING
 PAR02374 EXHIBIT
 DATE: 24 MAR 2015

SURVEYOR NOTES

- ASSESSORS PARCEL NUMBER: APN 3063-009-003
- MAP PREPARATION DATE 05/15/2013
- NUMBER OF LOTS: 3 NUMBERED LOTS.
- SEE EXHIBIT A FOR PROPOSED BUILDING PAD LOCATIONS AND ELEVATIONS
- ▨ DENOTES 10' ADDITIONAL DEDICATION

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:

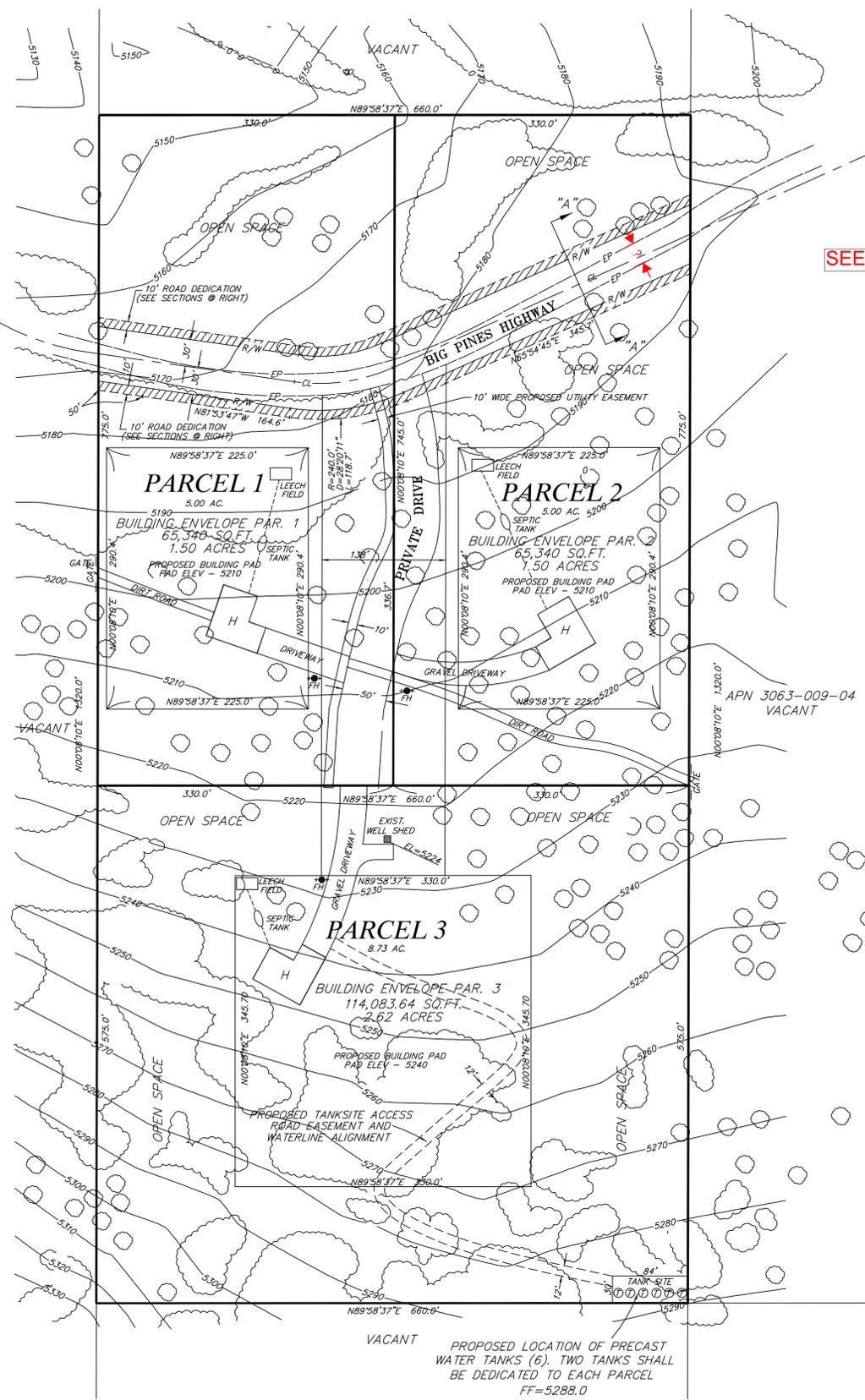
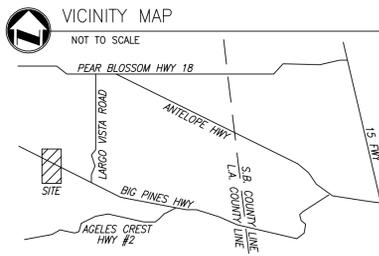
PORTION SECTION 23, T4N R9W S.B.M. CA
 (SEE TITLE REPORT FOR FULL LEGAL DESCRIPTION)

SURVEYOR'S NOTES:

- TO THE BEST OF MY KNOWLEDGE THERE ARE NO OAK TREES (OTHER THAN A COUPLE TUCKER "SCRUB" OAKS), NEIGHBORING HOUSES AND STRUCTURES, OR HABITATS OF PROTECTED SPECIES ON OR PROXIMATE TO SITE.
- THE ENTRANCE ROAD FROM THE PUBLIC HIGHWAY IS SUBJECT TO NON-EXCLUSIVE EASEMENTS FOR INGRESS-EGRESS FOR THE BENEFIT OF LOTS 1 AND 2, AND BURDEN LOT 3. MAINTENANCE OF THE ENTRANCE ROAD SERVING LOTS 1, 2 AND 3, IS SHARED EQUALLY BY THE OWNERS OF LOTS 1, 2, AND 3.
- EXISTING ZONING A-1-2
- PROPOSED ZONING A-1-2
- ALL EASEMENTS OF RECORD SHALL BE HONORED OR RE-LOCATED.

UTILITIES COMPANY

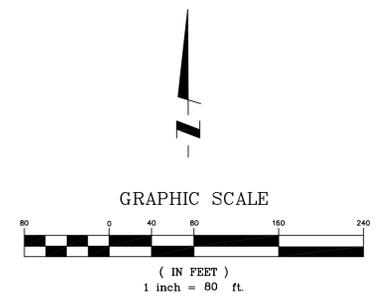
ELECTRIC: NOT SERVED
 GAS: NOT SERVED
 TELEPHONE: NOT SERVED
 SEWER: PRIVATE SEPTIC SYSTEM
 WATER: PRIVATE ONSITE WATER WELL SYSTEM
 CABLE: NOT SERVED



IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
EXHIBIT A

TENTATIVE PARCEL MAP #072374
 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.

SEE COMMENTS ON THE TENTATIVE MAP



UNDERGROUND SERVICE ALERT
 DIAL TOLL FREE
811
 TWO WORKING DAYS BEFORE YOU DIG

EARTHWORK QUANTITIES

RAW QUANTITIES	CUT	FILL
	500 CY	500 CY

NOTE: GRADING SHALL BE MINIMAL AND SITE SHALL BALANCE. A GRADING PLAN WILL BE PREPARED WHEN HOUSE PLANS ARE APPROVED. A STEM WALL CONSTRUCTION WILL BE UTILIZED WHENEVER POSSIBLE TO REDUCE GRADING.

CONCEPTUAL GRADING NOTES

- ALL GRADING SHALL CONFORM TO CHAPTER 33 OF THE LOS ANGELES ADOPTED EDITION OF THE 2007 CBC (2206 IBC) CBC APPENDIX 'J'.
- ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT SHALL BE COMPLIED WITH DURING GRADING OPERATIONS.
- THIS EXHIBIT IS FOR PLANNING PURPOSES ONLY.
- CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST, MUD, SILT, DEBRIS, AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
- ANY IMPROVEMENT CONSTRUCTED IN THE HIGHWAY RIGHT OF WAY WILL REQUIRE SEPARATE PLAN APPROVAL AND INSPECTION FROM CALTRANS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT COMPACTION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES, TO THE SATISFACTION OF THE SOILS ENGINEER.
- NO GRADING SHALL COMMENCE WITHOUT OBTAINING A GRADING PERMIT AND NOTIFYING THE GRADING INSPECTOR TO SCHEDULE A PRE GRADING MEETING TWO WORKING DAYS PRIOR TO THE START OF WORK.
- AFTER REMOVAL OF DEBRIS, ANY EXISTING FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
- IF ANY UNFORESEEN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER BEFORE PROCEEDING FURTHER.
- THE SOILS ENGINEER SHALL ALSO BE RESPONSIBLE TO VERIFY AND REPORT THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACK FILL INCLUDING, BUT NOT LIMITED TO SEWERS, WATER LINES, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES.
- ALL DRIVE APPROACHES SHOWN ON THESE PLANS SHALL CONFORM TO LOS ANGELES COUNTY STANDARDS.

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
 info@envhitec.com

LEGEND

- EP EDGE OF PAVEMENT
- R/W RIGHT OF WAY
- CL CENTERLINE
- ⊙ DENOTES 12" DIAMETER, 15,000 GALLON TANK
- H DENOTES HOUSE AND GARAGE (SEE PLANS BY OTHERS)
- FH DENOTES INSTALL FIRE HYDRANTS

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) 709-8295
 E-mail: ahojgeorge@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 MAY 2013
 01/18/2015
 DATE
 GEORGE DARVASAN-STANCIU
 P.L.S. 7884

IN THE COUNTY OF LOS ANGELES
 TENTATIVE PARCEL MAP 072374
 SCALE: 1" = 80'
 DATE: MAY 2013

SHEET
 1 OF
 1 SHTS.
 12-311

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-new.doc

Phone (626) 458-4921

Date 04-16-2015

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 072374

1/1

TENTATIVE MAP DATED 03-24-2015
EXHIBIT MAP DATED 03-24-2015

- 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 Juan Sarda

Phone (626) 458-4919

Date 04-21-2015

pm72374L-new.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 lot/parcel sizes of five acres or more: "Further division of this property to lot/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. The street frontage requirement for Parcel 3 needs to be waived by the Advisory Agency.
11. 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.
12. 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, unless the final parcel map is waived by the Advisory Agency.
13. 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.
14. 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.

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

Prepared by Juan Sarda

Phone (626) 458-4919

Date 04-22-2015

pm72374L-new.doc

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



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

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

PARCEL MAP NO.: 072374

**TENTATIVE MAP DATE: 03/24/2015
EXHIBIT MAP DATE: 03/24/2015**

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

1. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to:
 - a. Provide for the proper distribution of drainage including contributory drainage from adjoining properties. Comply with NPDES, SWMP, and Water Quality requirements.
 - b. Comply with the Low Impact Development (LID) per County Code Section 12.84.460 as part of the drainage concept. The Low Impact Development Standards Manual can be found at <http://dpw.lacounty.gov/idd/web/>

Name _____



Toan Duong

Date 04/16/2015

Phone (626) 458-4921

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 072374

Page 1/1

TENTATIVE MAP DATE SUBMITTED 03-24-2015
EXHIBIT MAP DATE SUBMITTED 03-24-2015

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. This is a 5+ acres subdivision.

Prepared by Vilong Truong
pm72734s-new.doc

Phone (626) 458-4921

Date 04-16-2015



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: PM 72374

MAP DATE: March 24, 2015

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.

TENTATIVE/EXHIBIT MAP - HOLDS

1. All driveways intended for fire apparatus access shall be labeled as "Private Driveway and Fire Lane" on the Exhibit Map. Provide a cross section of all Private Driveway and Fire Lanes. Indicate compliance on the Exhibit Map.
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.

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 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.
3. 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.

Reviewed by: Juan Padilla

Date: April 14, 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: PM 72374

MAP DATE: March 24, 2015

PROJECT CONDITIONS OF APPROVAL – ACCESS

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 on-site private driveways 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.
3. All proposed buildings shall be placed 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.
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.



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: March 24, 2015

-
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 driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 9. 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.

PROJECT CONDITIONS OF APPROVAL - WATER

1. The Fire Department is prohibited from setting water requirements for this subdivision as presently zoned.
2. 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.
3. 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.

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 #	72374	DRP Map Date:	03/24/2015	SCM Date:	04/30/2015	Report Date:	04/21/2015
Park Planning Area #	45A		EAST ANTELOPE VALLEY			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:	0.02
IN-LIEU FEES:	\$572

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$572 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
Kathline J. King, Chief of Planning

Supv D N/A
March 26, 2015 14:28:12
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	72374	DRP Map Date:	03/24/2015	SMC Date:	04/30/2015	Report Date:	04/21/2015
Park Planning Area #	45A		EAST ANTELOPE VALLEY			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	2.69	0.0030	3	0.02
M.F. < 5 Units	4.01	0.0030	0	0.00
M.F. >= 5 Units	1.00	0.0030	0	0.00
Mobile Units	2.17	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.02

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$28,622	\$572

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$28,622	\$572



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

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

www.publichealth.lacounty.gov

April 21, 2015

Tentative Parcel Map No. 072374

Vicinity: Llano

Tentative Parcel Map Date: March 24, 2015

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 Eric Edwards or Vicente Banada, of the Land Use program, at (626) 430-5380 or e-mail eedwards@ph.lacounty.gov or 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 Epifanio Braganza, of the Drinking Water program, at (626) 430-5420 or at lmkhitarian@ph.lacounty.gov or ebraganza@ph.lacounty.gov.

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

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