



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

PROJECT NUMBER

R2014-00748

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. PM072457

Environmental Assessment No. R2014-00067

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

VS Ventures, LLC / Billy Chen

**MAP/EXHIBIT
DATE:**

03/19/14

**SCM REPORT
DATE:**

04/17/14

SCM DATE:

04/24/14

PROJECT OVERVIEW

To create 2 single-family lots on a vacant parcel in the R-1-6000 zone.

MAP STAGETentative: Revised: Amendment: Amended :
Exhibit %⁺Modification to :
Recorded MapOther: **MAP STATUS**Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee): **LOCATION**

922 Aldgate Avenue, La Puente

ACCESS

Aldgate Avenue

ASSESSORS PARCEL NUMBER(S)

8472-033-006

SITE AREA

0.41 net acres / 0.46 gross acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

PUENTE

SUP DISTRICT1st**LAND USE DESIGNATION**

1-Low Density Residential (1-6 du/ac)

ZONE

R-1-6000

CSD

N/A

PROPOSED UNITS

(DU)

2

MAX DENSITY/UNITS

(DU)

2

GRADING, CUBIC YARDS

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

Total: 1200 cu yd

Cut: 600 cu yd, Fill: 600 cu yd (balanced on-site)

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5381 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUSTentative Map Revision Required: Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit A+Revision Required:
Revised Application Required:

Reschedule for Subdivision Committee Reports Only:
Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: *At this time, Regional Planning does not recommend approval of the tentative map.*

Land Use Policy:

Clear Hold

1. The proposed land use of 2 single-family residences is consistent with the Low Density Residential land use designation under the General/Areawide/Community Plan.
2. The current proposal for 2 single-family lots is consistent with the overall maximum density allowed on the project site under the existing Plan land use designations. The development may not exceed 2 dwelling units.

Tentative Map:

Clear Hold

1. Provide the front yard wall/fence heights and materials.
2. On the map, call-out the length of the access strip.
3. Check accuracy of area table figures, especially Lot 2 and Access Strip square footage, and total for square feet and net acres.
4. Make the following changes to the General Notes section:
 - a. Change the Existing Land Use to Vacant and Proposed Land Use to Single-Family Residences.
 - b. Provide proposed zoning classification (R-1-6000).
 - c. Provide the existing and proposed land use designation (1- Low Density Residential).
5. Replace Location Map with Vicinity Map.
6. Replace Lot 1 and Lot 2 with Parcel 1 and Parcel 2.
7. Reconcile the proposed grading quantities listed in the Estimated Earthwork Volumes Table with those provided in the Land Division Application.
8. The cross-section should show all existing and proposed improvements and features including street trees, street lights, sidewalks, walls, fences.
9. Fill out and remit the flag lot supplemental information, available at:
<http://planning.lacounty.gov/assets/upl/apps/flag-lot-supplemental-info.pdf>

Environmental Determination:

Clear Hold

1. Provide the sewer service provision verification form as requested per #5 of the Environmental Assessment Information Form.
2. Revise #15 . Are sensitive receptors, e.g., schools, hospitals, residences, located near the project site? Please note, residences are classified as a sensitive receptor.
3. Provide a school facility verification form from the Hacienda-La Puente Unified School District as requested per #43 of the Environmental Assessment Information Form.

Administrative/Other:

Clear Hold

1. Provide a 500qLand Use Radius Map depicting all properties and corresponding land uses within a 500qradius.
2. The proposed grading quantities provided in the Land Division Application should match the quantities provided on the Tentative Parcel Map.
3. Be sure to abate all zoning violations prior to the public hearing date.
4. Clarify the Oak Tree Certification (#11) by checking only 1 box.

5. Provide Articles of Incorporation for LLC.

RESUBMITTAL INSTRUCTIONS

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

- *A completed and signed Land Division application*
- *A completed and signed Environmental Assessment Information Form.*
- *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 3rd revision and thereafter)*
- *Any other additional materials requested by the case planner*

NOTE: An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.

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

1. An approved hydrology report. Please see attached Hydrology review sheet (Comments 1 and 3) for comments and requirements.
2. An approved engineering geotechnical report. Please see attached Geologic and Soils review sheet (Comments 2, 4 and 6) for comments and requirements. The engineering geotechnical report shall be submitted directly to Public Works and a review fee is also required.
3. An approved soils report. The soils report shall be submitted directly to Public Works and a review fee is also required. Please see attached Geologic and Soils Engineering Review Sheet (Comments 1, 3 and 5) for comments and requirements.
4. Please see attached Grading review sheets (Comments 2 and 3) for comments and requirements.
5. An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
6. Obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
7. A revised tentative map is required to show the following additional items:
 - a. Update the current Engineering Stamp (i.e. registration expired 3/31/14).
 - b. Remove "Existing Residential/Commercial to Remain" labels for off-site properties.
 - c. Label Parcel 1 and Parcel 2 instead of Lot 1 and Lot 2.
 - d. Please see attached Hydrology review sheet (Comment 2) for comments and requirements.
 - e. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - f. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
8. Reconcile the earthwork volumes (cubic yards of cut and fill) shown on the tentative map and the Land Division Application.



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

PARCEL MAP NO. 72457

TENTATIVE MAP DATED 03/19/14

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by  Date 04/10/14 Phone (626) 458-4921

HAZEL PAROAN

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
Geologist
Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 72457
SUBDIVIDER Land Co Development
ENGINEER Hall & Foreman, Inc.
GEOLOGIST
SOILS ENGINEER

TENTATIVE MAP DATED 3/19/14
LOCATION La Puente
REPORT DATE
REPORT DATE

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

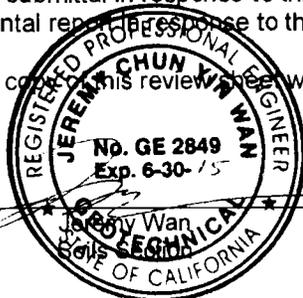
- 1. Provide a soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: http://dpw.lacounty.gov/gmed/manual.pdf
2. Based on the State of California Seismic Hazard Maps, the subject site is located in an 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" prepared by the County of Los Angeles, Department of Public Works, (available on the internet at http://dpw.lacounty.gov/gmed/manual.pdf), and DMG Special Publication 117. Provide this office with two (2) original copies of the report for review and distribution to the State of California.

All parameters and data utilized in the liquefaction analysis must comply the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.

- 3. 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. Recommend mitigation as necessary.
4. 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.
5. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.
6. Effective August 1, 2006, 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 sealing or 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.

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

Prepared by



Handwritten signature of Ricardo Lopez-Maldonado

Ricardo Lopez-Maldonado
Geology Section

Date 31 March 2014

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

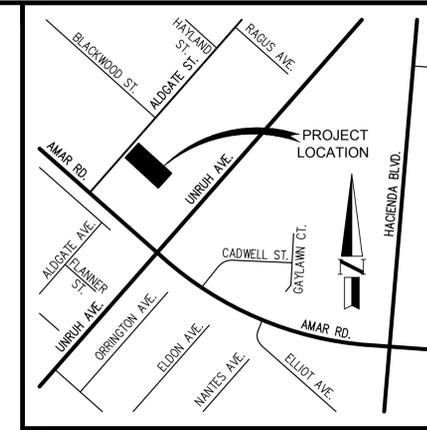
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map is required to show the following additional items:
 - a. All proposed onsite grading and drainage pattern. Offsite existing drainage pattern.
 - b. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - c. Retaining wall information if applicable. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
 - e. 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.
 - f. 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.
 - g. Indicate maintenance responsibilities for all drainage devices.
2. Approval of the latest Hydrology/Low Impact Development (LID) plan approved by the Storm Drain and Hydrology Section of Land Development Division.
3. If applicable, prior to tentative map approval submit a covenant or easement documents indicating acceptance of any off-site impacts or permission for any off-site work.

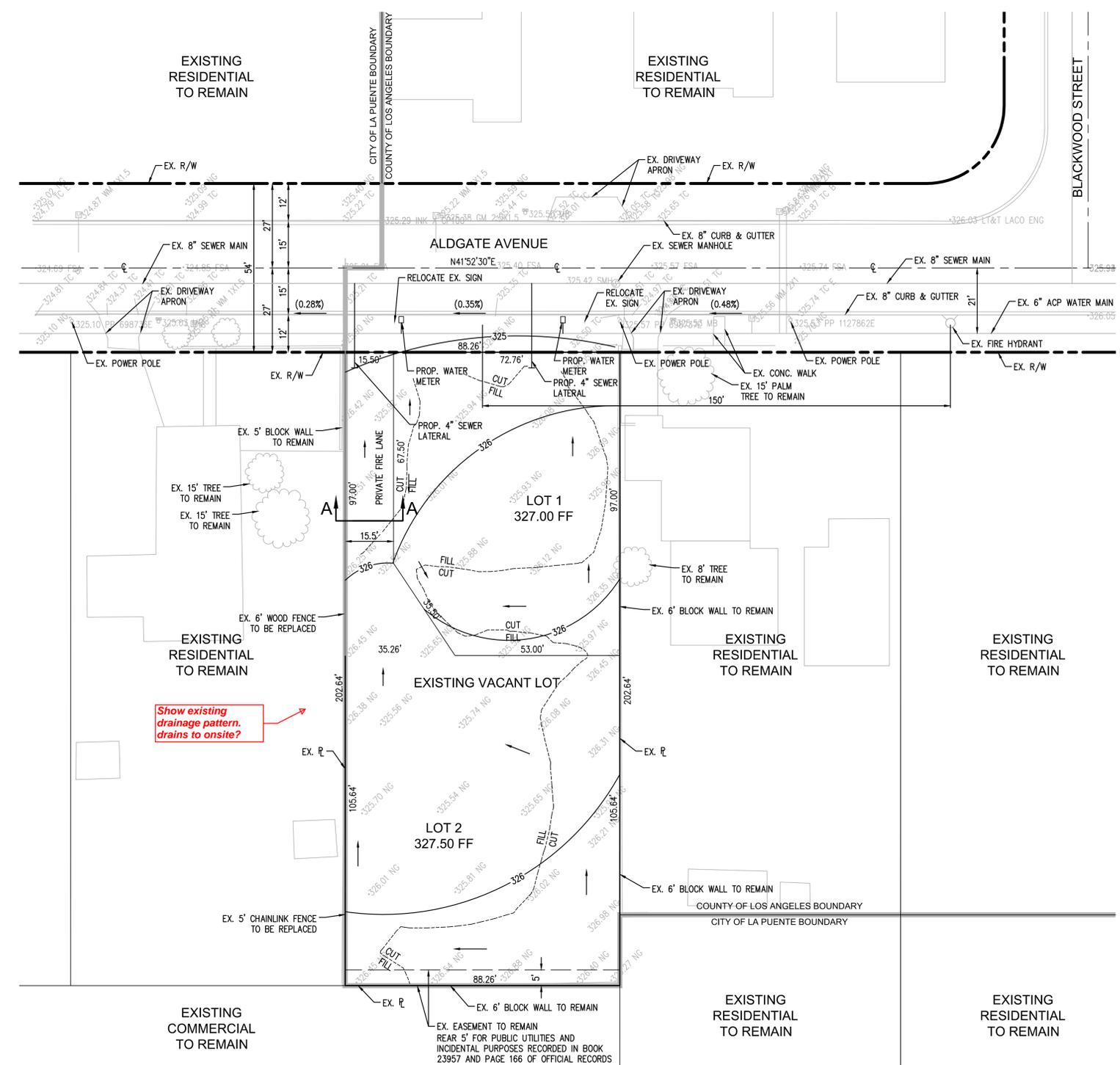
Name Nazem Said  Date 4/10/2014 Phone (626) 458-4921

MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 072457

LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LOCATION MAP
NOT TO SCALE



ESTIMATED EARTHWORK VOLUMES:

RAW CUT:	150 CY
RAW FILL:	313 CY
NET FILL:	163 CY

LEGEND OF ABBREVIATIONS AND SYMBOLS

AC	ASPHALT CONCRETE
ADJ.	ADJACENT
BLDG	BUILDING
BW	BACK OF WALK
CONC	CONCRETE
DF	DEEPEND FOOTING
DWY	DRIVEWAY
EG	EXISTING GRADE
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
FSA	FINISH SURFACE - ASPHALT
FSC	FINISH SURFACE - CONCRETE
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
HP	HIGH POINT
PAD	PAD ELEVATION
PP	POWER POLE
PROP	PROPOSED
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
WV	WATER VALVE

STREET CENTERLINE	---
PROPOSED LOT LINE	---
EXISTING LOT LINE	---
RIGHT-OF-WAY	---

OWNER:
VIVIAN SHEN
c/o LAND CO DEVELOPMENT INC.
8001 IRVINE CENTER DRIVE, 4TH FLOOR
IRVINE, CA 92618
PHONE: (949) 858-1886

CIVIL ENGINEER:
HALL & FOREMAN, INC.
ATTN: MATT KUNKLE
17782 17TH STREET, SUITE 200
TUSTIN, CA 92780
PHONE: (714) 665-4500 FAX: (714) 665-4501

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING
N41°52'30"E FOR CENTERLINE OF ALDGATE AVENUE ON THE
MAP OF TRACT NO. 13820.

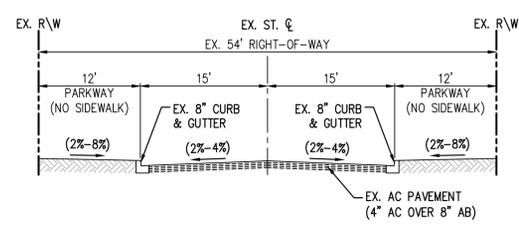
LEGAL DESCRIPTION:
APN: 8472-033-006
LOT 32 OF TRACT NO. 13820

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON
BM= G 3001 (38-17A 1963 RE 58669)
EL= (336.34) NAVD88 - BASELINE 2005 YEAR LEVELED (BM IS
SET IN SOUTH END OF CATCH BASIN 56' NORTH OF BCR AT NE
CORNER OF HACIENDA BLVD AND FAIRGROVE AVE)

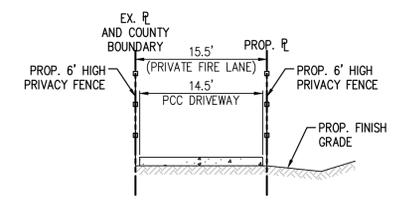
AREAS:

	SQUARE FEET	ACRES	GROSS ACRES	NET ACRES
LOT 1	6,766 SF	0.155 AC	0.200 AC	0.155 AC
LOT 2 TOTAL	11,119 SF	0.255 AC	0.265 AC	0.255 AC
LOT 2 ONLY	9,324 SF	0.214 AC	-	-
ACCESS STRIP	1,795 SF	0.041 AC	-	-
TOTAL	17,885 SF	0.410 AC	0.465 AC	0.411 AC

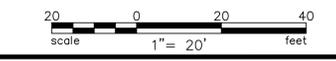
- GENERAL NOTES
- DATE OF PREPARATION: DECEMBER 19, 2013
 - ADDRESS: 922 ALDGATE AVENUE
 - APN: 8472-033-006
 - PER COUNTY OF LOS ANGELES PLANNING DEPARTMENT, SUBJECT PROPERTY IS ZONED "RESIDENTIAL" (R-1-6000)
 - EXISTING LAND USE: RESIDENTIAL
 - PROPOSED LAND USE: RESIDENTIAL
 - SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
 - THOSE EXISTING EASEMENTS OR PORTIONS OF EXISTING EASEMENTS AFFECTING THE PROPERTY WITHIN THE BOUNDARY OF THIS MAP WILL BE OUTLINED TO THE EXTENT NECESSARY TO ACCOMMODATE THE FUTURE LAND USE.
 - PROPOSED DEVELOPMENT OF TWO 2-STORY SINGLE FAMILY DWELLING UNITS.



TYPICAL SECTION OF ALDGATE AVENUE
SCALE: 1"=10'



SECTION A-A: PRIVATE FIRE LANE
SCALE: 1"=10'



SUBDIVIDER:
LAND CO DEVELOPMENT INC.
8001 IRVINE CENTER DRIVE, 4TH FLOOR
IRVINE, CA 92618
PHONE: (949) 858-1886

NO.	DESCRIPTION	DATE	BY



Hall & Foreman, Inc.
Engineering · Planning · Surveying
17782 17TH ST, SUITE 200 • TUSTIN, CA 92780-1947 • 714-665-4500
PREPARED UNDER THE SUPERVISION OF:
JOHN C. HOGAN R.C.E. 26229 03/17/2014 DATE

DRAWN BY: JMA
DESIGNED BY: JMA
CHECKED BY: MK

COUNTY OF LOS ANGELES
TENTATIVE PARCEL MAP NO. 72457
922 ALDGATE AVENUE
LA PUENTE, CALIFORNIA
APPROVED BY: COUNTY ENGINEER DATE
DATE: 03-17-2014
SCALE: AS NOTED
PROJECT NO.: 130216-0014
SHEET NO.: 1 OF 1

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

1. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. A revised tentative map is required to show the following items:
 - a. Label the existing sewer mainline with the PC or CI number.
 - b. Based on our records, part of the existing sewer mainline, fronting this subdivision, is owned by the County of Los Angeles and part of it is owned by the City of La Puente. Clearly identify the jurisdiction of the sewer mainline for each sewer segment. If proposed sewer house lateral connects to the sewer mainline owned by the City of La Puente, approval from the City is required.
 - c. Show any off-site improvements required by the approved area study, if any.

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


Prepared by John Chin
pm72457L-new.doc
<http://planning.lacounty.gov/case/view/pm072457/>

Phone (626) 458-4918

Date 03-24-2014

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. 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.
9. 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.
10. 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.
11. 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  John Chin

pm72457L-new.doc

<http://planning.lacounty.gov/case/view/pm072457/>

Phone (626) 458-4918

Date 03-24-2014

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

1. Construct new driveway entrance to meet ADA requirements on Aldgate Avenue to the satisfaction of Public Works.
2. Construct 5' wide sidewalk (adjacent to the right of way) along the property frontage on Aldgate Avenue to the satisfaction of Public Works.
3. Repair any damaged improvements during construction to the satisfaction of Public Works.
4. Plant street trees along the property frontage on Aldgate Avenue to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
5. Construct drainage improvements (and parkway drains, if needed) for street drainage to the satisfaction of Public Works.
6. Execute a covenant for private maintenance of curb/parkway drains; if any and the landscape along the property frontages to the satisfaction of Public Works.
7. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

PC

Prepared by Patricia Constanza
pm72457r.doc

Phone (626) 458-4921

Date 04-10-2014

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

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

IN
Prepared by Imelda Ng
Pm72457w-new.doc

Phone (626) 458-4921

Date 04-09-2014



COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: PM 72457 Map Date: March 19, 2014

C.U.P. _____ Vicinity: _____

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 88162404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department will require a minimum paved driveway width of 20 feet for fire apparatus access to within 150 feet to all portions of the exterior walls of the building in proposed Lot 2. Submit architectural drawings directly to the Fire Department for review to ensure compliance prior to Tentative Map clearance. The driveway and Section A-A as shown on the Tentative Map will need to be revised. The driveway shall be labeled as Private Driveway and Fire Lane on the Tentative Map.**

By Inspector: Juan C. Padilla Date April 15, 2014

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

COUNTY OF LOS ANGELES



FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: PM 72457 Map Date: March 19, 2014

Revised Report _____

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

Comments: **Submit an original fire flow availability form, FORM 195, to our office for review prior to Tentative Map clearance. The existing public fire hydrant to be tested is located east of the property on Aldgate Ave (shown on the Tentative Map).**

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

By Inspector Juan C. Padilla Date April 15, 2014

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



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



PARK OBLIGATION REPORT

Tentative Map #	72457	DRP Map Date:	03/19/2014	SCM Date:	04/24/2014	Report Date:	04/15/2014
Park Planning Area #	7	AVOCADO HEIGHTS / WEST PUENTE 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:	0.03
IN-LIEU FEES:	\$7,459

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$7,459 in-lieu fees.

Trails:

No trails.

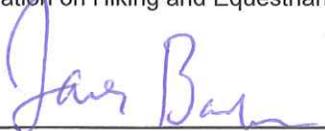
Comments:

***Advisory:

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

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

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

By: 
James Barber, Land Acquisition & Development Section

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



PARK OBLIGATION WORKSHEET

Tentative Map #	72457	DRP Map Date:	03/19/2014	SMC Date:	04/24/2014	Report Date:	04/15/2014
Park Planning Area #	7	AVOCADO HEIGHTS / WEST PUENTE 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	4.34	0.0030	2	0.03
M.F. < 5 Units	4.26	0.0030	0	0.00
M.F. >= 5 Units	3.15	0.0030	0	0.00
Mobile Units	3.69	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.03

Park Planning Area = **7 AVOCADO HEIGHTS / WEST PUENTE VALLEY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.03	\$248,638	\$7,459

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.03	0.00	0.00	0.03	\$248,638	\$7,459



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CYNTHIA A. HARDING, M.P.H.
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April 11, 2014

Tentative Parcel Map No. 072457

Vicinity: La Puente

Tentative Parcel Map Date: March 19, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 072457** based on the use of public water (Suburban Water Company) and public sewer as proposed. A current original copy of a signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

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