

Regional Planning Commission Transmittal Checklist

Hearing Date
02/24/2016
Agenda Item No.
7

Project Number: R2014-02978-(4)
Case(s): Tentative Parcel Map No. PM073139
Planner: Marie Pavlovic

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Conceptual Grading Plan

Reviewed By: _____



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

PROJECT NUMBER

R2014-02978

HEARING DATE

02/24/16

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. PM073139
 Environmental Assessment No. R2014-02978

PROJECT SUMMARY

OWNER / APPLICANT

Mary Phuong & LV Development, Inc.

MAP/EXHIBIT DATE

10/27/15

PROJECT OVERVIEW

A subdivision request to create two single-family lots on 0.38 net acres resulting in two parcels, approximately 8,345 net square feet in size. The existing residence and accessory structure will be demolished.

LOCATION

1349 Galemont Avenue, Hacienda Heights

ACCESS

Galemont Avenue

ASSESSORS PARCEL NUMBER(S)

8219-001-061

SITE AREA

0.38 net (0.45 gross) acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

LAND USE DESIGNATION

H9-Residential (0-9 du/ac)

ZONE

R-A-7500

PROPOSED UNITS

2

MAX DENSITY/UNITS

2

COMMUNITY STANDARDS DISTRICT

none

ENVIRONMENTAL DETERMINATION (CEQA)

Class 15 Categorical Exemption – Minor Land Divisions

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.20.450 (R-A Zone Development Standards)

CASE PLANNER:

Marie Pavlovic

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

mpavlovic@planning.lacounty.gov

ENTITLEMENTS REQUESTED

- Tentative parcel map to create two (2) single-family fee lots on 0.45 gross (0.38 net) acres, pursuant to County Code Section 21.48.010.

PROJECT DESCRIPTION

The applicant requests to create two (2) single-family fee lots, one of which is a flag lot, on 0.45 gross (0.38 net) acres. Parcel 1 is proposed to contain 8,346 net square feet and Parcel 2 is proposed to contain 8,342 net square feet. The project site is currently improved with a single-family residence and detached garage. All structures are proposed to be demolished and grading is not proposed as part of the subdivision request. The project is located within the unincorporated community of Hacienda Heights.

MAP DESCRIPTION The tentative parcel map dated October 27, 2015 depicts a lot split resulting in two single-family lots that are 0.19 net acres in size. Galemont Avenue provides direct access to the proposed parcels. The project site is currently improved with a single-family residence and detached garage. All structures are proposed to be demolished and grading is not proposed as part of the subdivision request. Galemont Avenue is a private street that provides site access and connects to Three Palms Drive which is a public street.

EXISTING ZONING

The subject property is zoned R-A-7500 (Residential-Agricultural – 7,500 square foot minimum lot area).

Surrounding properties are zoned as follows:

North: R-A-7500

South: R-A-6000 & IT

East: R-A-6000 & CPD

West: R-A-7500, IT & R-A-6000

EXISTING LAND USES

The subject property is developed with a single-family residence.

Surrounding properties are developed as follows:

North: single-family residences, 60 Freeway

South: single-family residences

East: single-family residences, church

West: single-family residences, church

PREVIOUS CASES/ZONING HISTORY

The project site was previously zoned A-1-10,000 and was later rezoned to R-A-7500 in 1955. The residence was built in 1923.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Class 15 Categorical Exemption, Minor Land Divisions, under the California Environmental Quality Act (CEQA) and the County environmental guidelines since the parcel map is located in an urbanized area; a deviation, exception, or modification is not proposed in conjunction with the subdivision request; and the project site does not contain slopes of 20% or greater.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Low-density (1-6 dwelling units/acre) land use category of the Countywide General Plan. This designation is intended for the development of single-family residences. The proposed creation of two single-family residential parcels conforms to the density set forth by the land use designation and is therefore consistent with the permitted uses of the underlying land use category.

The project is consistent with the Countywide General Plan in the following ways:

- General Policy 47. *Promote the provision of an adequate supply of housing by location, type and price* (pg. I-24).

Providing an additional single-family lot in an urban neighborhood supports this policy by providing the maximum number of single-family houses, in a largely built-out area, allowed by the designated land use category based on land area.

- General Policy 54. *Promote the full use of existing service systems in order to gain maximum benefit from previous public investments.* (pg. I-25).

The proposed development maximizes land use efficiency by concentrating the same type of development in an area equipped to support said use. The proposed development will utilize existing service systems including transportation, sewer, water, school, libraries, and parks. Furthermore, one additional residence wouldn't overburden these services as the proposed density does not exceed the projected growth set forth by the Countywide General Plan.

- Land Use Policy 8. *Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic* (pg. III-12).

The character of the existing residential neighborhood is low-density and composed of single-family residences. The proposed land use is single-family residential. The land use type and density is in keeping with the designated land use category.

The following policy of the Community Plan is applicable to the proposed project:

- *Land Use Policy 1.1. Protect the character of existing single-family neighborhoods.*

The creation of an additional single-family lot essentially introduces more of the same use which maintains and protects the existing character and pattern of the neighborhood. Resulting subdivided lots conform in size with the smaller sized-lots located immediately north of the subject property, on the same side of the street.

Subdivisions, Zoning Ordinance and Development Standards Compliance

The project site is located in the R-A-7500 Zone wherein each parcel must be at least 7,500 square feet in size. Single-family residences are permitted by right within this zone and each proposed parcel contains more than 7,500 net square feet. Future single-family residences must comply with the established residential development standards.

Site Visit

A site visit was conducted on December 2, 2015. The visit revealed a parcel improved with a single-family residence and detached garage. An over-height front yard fence, measuring greater than 3.5 feet, was observed.

Pictures provided by the applicant on December 23, 2015 shows the front yard fence now measures under 42 inches and complies with the Zoning Code.

Neighborhood Impact/Land Use Compatibility

The proposed development of two single-family residential lots is compatible with the maximum density permitted by the Low Density Residential land use category of the Countywide Land Use Plan. The project is also consistent with the Subdivision and Zoning Codes. The subject property is surrounded on all sides by compatible residential uses and the proposed lots conform with the lots that are 50 feet (±) in width located north of the subject site, on the same side of the street. The subject site has access to a County maintained street via Galemont Avenue

No degradation of natural features will occur, as the subject property is located in an urbanized area and no sensitive resources are located on the site. Shopping and employment opportunities are available within a half mile of the subject property.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated October 27, 2015, the Subdivision Committee cleared the project for public hearing. The partial Subdivision Committee Report consisting of reports and letters from the Departments of Public Works, Fire, Parks and Recreation, and Public Health are attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 21.16.070 and 21.16.075 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and Regional Planning website posting.

PUBLIC COMMENTS

No written correspondence was received. One phone call was received from a neighbor commenting on behalf of himself and the neighbors who reside on Galemont Avenue, north of Three Palms Drive. The caller said they oppose the project due to concern about increased road degradation of the unmaintained private street including road wear resulting from site demolition and construction.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2014-02978-(4), Tentative Parcel Map Number 073139 subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE TENTATIVE PARCEL MAP NUMBER 073139, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Marie Pavlovic, Regional Planner, Land Divisions Section
Reviewed by Kim Szalay, Supervising Regional Planner, Land Divisions Section

Attachments:
Draft Findings, Draft Conditions of Approval, Site Photographs, Aerial Image, Site Plan, Land Use Map

KKS:MP
02/10/16

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02978-(4)
TENTATIVE PARCEL MAP NO. 073139**

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on February 24, 2016, in the matter of Project No. R2014-02978, consisting of Tentative Parcel Map No. PM073139 (“TPM”).
2. **ENTITLEMENT REQUESTED.** The applicant requests a Tentative Parcel Map (“TPM”) to create two single-family lots on a property located at 1349 Galemont Avenue in the unincorporated community of Hacienda Heights and within the Hacienda Heights Zoned District pursuant to Los Angeles County Code (“County Code”) section §21.48.010.
3. **PROJECT DESCRIPTION.** The applicant requests to create two (2) single-family fee lots on 0.45 gross (0.38 net) acres. Parcel 1 is proposed to contain 8,346 net square feet and Parcel 2 is proposed to contain 8,342 net square feet. The tentative map, dated October 27, 2015, depicts a single-family residence with detached garage slated for demolition. Galemont Avenue is a private street that provides access to the site, and connects to a public street.
4. **TOPOGRAPHY.** The Project Site is 0.45 gross acres (0.38 net acres) in size and consists of one lot. The Project Site is rectangular in shape, essentially flat, and is developed with a single-family residence and detached garage.
5. **ZONING.** The Project Site is located in the Hacienda Heights Zoned District and is currently zoned R-A-7500 (Single-family Residence – 7500 square foot minimum lot size).
6. **LAND USE CLASSIFICATION.** The Project Site is located within the H9 (Residential 9: 0-9 du/net ac) land use category of the Hacienda Heights Community Plan and the Low Density (1-6 du/ac) land use category of the General Plan’s Land Use Policy Map.
7. **SURROUNDING ZONING.** Surrounding Zoning within a 500-foot radius:

North: R-A-7500 (Residential-Agricultural – 7500 square foot minimum lot size)
South: R-A-6000 & IT
East: R-A-6000 & CPD
West: R-A-7500, IT & R-A-6000
8. **SURROUNDING LAND USES.** Surrounding land uses within a 500-foot radius include:

North: single-family residences, 60 Freeway
South: single-family residences
East: single-family residences, church
West: single-family residences, church

9. **PREVIOUS CASES/ZONING HISTORY.** The property site was previously zoned A-1-10,000 and was later rezoned to R-A-7500 in 1955. The residence was built in 1923.
10. **SITE PLAN DESCRIPTION.** The tentative parcel map dated October 27, 2015 depicts two single-family lots sharing a side lot line. Galemont Avenue, a private street, provides access to the project site and connects to Three Palms Drive which is a public street. The existing single-family residence and detached garage will be demolished. No grading is proposed.
11. **SITE ACCESS.** The Project Site is accessible via Galemont Avenue which is a private street that connects to a public street.
12. **PARKING.** Parking conformance for the proposed parcels will be reviewed when a development proposal is submitted for review.
13. **INTERNAL CIRCULATION.** Each parcel will have a driveway that connects directly to Galemont Avenue and the covered parking area.
14. **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.** The Los Angeles County Subdivision Committee consists of representatives of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. Based on the tentative map dated October 27, 2015, the Subdivision Committee cleared the project for public hearing. The partial Subdivision Committee Report containing Department letters from Fire, Public Works, Parks and Recreation, and Public Health are attached.
15. **CEQA.** Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 15, Minor Land Divisions, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, since the Project is located in an urbanized area, does not involve an exception or deviation from the Zoning Code or General Plan, and does not contain a slope of 20% or more.
16. **PUBLIC NOTICE.** Pursuant to the provisions of Sections 21.16.070 and 21.16.075 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting, and DRP website posting.

17. **COMMENTS FROM PUBLIC.** One phone call was received from a neighbor opposing the project due to concerns about road wear of an un-maintained private street including the road degradation that could result from site demolition and construction trips.
18. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on February 24, 2016 before the Regional Planning Commission.
19. **PLAN CONSISTENCY.** The property has a land use category of H9 (Residential 9: 0-9 du/net ac) under the Hacienda Heights Community Plan and a land use category of "1" (Low Density Residential – 1 to 6 dwelling units per acre) under the Countywide General Plan. Based on the size of the project site and application of the low-density residential land use category, the property may be developed with a maximum of two dwelling units. The applicant is proposing two single-family lots; therefore, the project's use and development intensity are consistent with the General Plan.
20. **ZONING CODE CONSISTENCY.** The property is zoned R-A-7500 (Residential-Agricultural – 7,500 square feet minimum lot area). The project site is 0.38 net square feet and the proposed lot sizes are greater than 7500 net square feet. Parcel 1 is proposed to contain 8,346 net square feet and Parcel 2 is proposed to contain 8,342 net square feet. Thus, the proposed two lot subdivision is in keeping with Section 22.20.410 of the County Code permitting single-family residences.
21. **LAND USE COMPATIBILITY.** The Regional Planning Commission finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles County General Plan. The project increases the supply of housing and promotes the full use of existing service systems.
22. **PHYSICAL SITE SUITABILITY.** The Regional Planning Commission finds that the site is physically suitable for the type of development being proposed since the property is relatively level and is served by adequate road and utility infrastructure.
23. **SEWER DISCHARGE.** The Regional Planning Commission finds that the discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the Water Code. Public Works has issued conditional approval of the subject land division, and sewer service is available for the site.
24. **DESIGN IMPACT – PUBLIC HEALTH.** The Regional Planning Commission finds that the design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are already adequately addressed.

25. **WILDLIFE/HABITAT IMPACTS.** The Regional Planning Commission finds that there is no substantial evidence, based on the record as a whole, that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which, either individually or cumulatively, the wildlife depends. The proposed subdivision is on a relatively small site completely surrounded by developed land and does not contain any sensitive wildlife or habitat environments.
26. **PASSIVE COOLING.** The Regional Planning Commission finds that the design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein. Future structures built on the subject property after subdivision recordation will be required to comply with State and County Green Building standards, which regulate the heating and cooling efficiency of structures for the benefit of the natural environment.
27. **RIGHTS-OF-WAY/EASEMENTS.** The Regional Planning Commission finds that the division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
28. **WATERCOURSE IMPACT.** The Regional Planning Commission finds that Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
29. **HOUSING/EMPLOYMENT NEEDS.** The Regional Planning Commission finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
30. **PUBLIC NOTICE.** The Commission finds that pursuant to sections 21.16.070 and 21.16.075 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the library located in the vicinity of Hacienda Heights community. On January 21, 2016, a total of 71 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 6 notices to those on the courtesy mailing list for the Hacienda Heights District and to any additional interested parties.
31. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles,

California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions is consistent with the adopted Community Plan and General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15315 of the State CEQA Guidelines (Class 15, Minor Land Divisions categorical exemption); and
- 2. Approves Tentative Parcel Map No. 073139, subject to the attached conditions.

ACTION DATE: 02/24/2016

Vote:

Concurring:

Dissenting:

Abstaining:

Absent:

KKS:MP

02/10/16

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-02978-(4)
TENTATIVE PARCEL MAP NO. 073139**

PROJECT DESCRIPTION

The project is a subdivision to create two single-family lots on 0.45 gross (0.38 net) acres. The existing single-family residence and detached garage will be demolished. The project is subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. In the event that Tentative Parcel Map No. 073139 should expire without the recordation of a final map, entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
9. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.
10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions.

14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

The approval grants the creation of two single-family lots as depicted on the Tentative Parcel Map dated October 27, 2015.

16. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
17. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached partial Subdivision Committee Report dated November 26, 2015, consisting of letters and reports from the Departments of Public Works, Fire, Parks and Recreation, and Public Health.
18. The project site shall be developed and maintained in substantial compliance with the approved tentative map dated October 27, 2015.
19. Demolish all structures prior to final map approval. The subdivider shall submit evidence of removal including a demolition permit and photographs of the project site.
20. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least two trees of non-invasive species within the front yard of each parcel. The location and the species of said trees shall be incorporated into a landscape plan which shall be approved by the Director of Regional Planning ("Director") prior to final map approval. The subdivider shall post a bond with Public Works, or submit other verification to the satisfaction of Regional Planning, ensuring future on-site tree planting.

21. Provide a draft access easement document providing non-exclusive access along the properties' frontage, 30 feet from the existing centerline. Following review and approval of said easement document, submit to the Department of Regional Planning a notarized covenant agreeing to record said easement document upon recordation of the final map.

22. A final map is required for this subdivision. A parcel map waiver is not allowed.

Attachments:

- Partial Subdivision Committee Report (Fire/Public Works/Public Health/Parks and Recreation Department Letters) based on the Tentative Map dated October 27, 2015.
- Nesting Birds: Guide to Bird-Friendly Tree and Shrub Trimming and Removal

KKS:MP
02/10/16



Los Angeles Audubon Society
PO Box 931057
Los Angeles, California 90093-1057

Telephone: 323-876-0202
Fax: 323-876-7609
www.laaudubon.org

Guide to Bird-Friendly Tree and Shrub Trimming and Removal



*This booklet has been reviewed by the
California Department of Fish and Game*



**Printed on
Recycled Paper Using Soy Inks**

March 2009

When one tugs at a single thing in nature, he finds it attached to the rest of the world. -- John Muir



BIRDS BUILD HOMES TO RAISE YOUNG MUCH LIKE PEOPLE DO

Birds build homes in which to raise their young just as humans do, although their site selections are more varied and often in obscure, hidden places. It is common to think of nests being in tree branches. But some birds build nests on the ground, in bushes and cavities; some build on the sides and eaves of houses, as well as on other man-made structures. They use natural substances and materials to do the job: mud, saliva, spider webs, caterpillar silk, leaf mold, twigs, grasses, and certain other plant fibers. The nest protects the bird's eggs from adverse weather and predators, and keeps eggs and nestlings warm.

THE BIRDS OF LOS ANGELES COUNTY: MORE THAN MEETS THE EYE!

What comes to mind when most people think about city birds are pigeons, mockingbirds, crows, and sparrows. Yet these birds are but a small portion of the more than 120 species that reside in Los Angeles County year round. Annual migration brings in additional species to the area, including more than 60 other breeding species (such as orioles and kingbirds). In total, 350+ species live, nest, or pass through the Los Angeles Basin during any one year. Most of them rely on trees, shrubs, and brush for food, cover, nesting, and rest.

Birds generally choose lush locations, such as city parks, schools, business parks, and neighborhoods with high tree density; however, nothing 'typical' should be assumed.

During the spring and summer, many birds, including some migrants, nest in Los Angeles County. Unfortunately this is also the time of year that cities and residents tend to trim trees, prune shrubs, and clear brush. Severely cutting, trimming, and topping trees and other greenery in the spring and summer can destroy nests and may eliminate valuable nest sites.

There are laws that protect birds, their nests, eggs, and young from being removed, destroyed or harassed. A summary of these laws are contained in this booklet. It is worthwhile mentioning that violating any of these laws may result in fines and imprisonment.

Los Angeles Audubon has created these guidelines to inform city authorities, tree trimming contractors, and the general public about the impact on birds by trimming during the times of the year when they are nesting. With your help, great numbers of birds may be spared the destruction of their nests and young each year. In turn, our birds can achieve healthy populations, and continue to provide ecological and aesthetic benefits to humans. More importantly, it will ensure that future generations will be able to enjoy the bounty of birds that call Los Angeles County home.

IMPORTANT PHONE NUMBERS

To report bird harassment, killing, and/or destruction of bird nests:

CALIFORNIA DEPARTMENT OF FISH AND GAME: 888-334-2258

For nesting surveys: 858-467-4201

For advice on nesting birds or referrals for nest surveys:

LOS ANGELES AUDUBON: 323-876-0202

Monday – Thursday, 10 AM – 4 PM

To report bird harassment, killing, and/or destruction of bird nests in county parks:

L. A. COUNTY PARKS & RECREATION: 213-738-2961

Emergency After Hours: 213-974-1234

To report nest disturbance, inappropriate trimming in the City of Los Angeles:

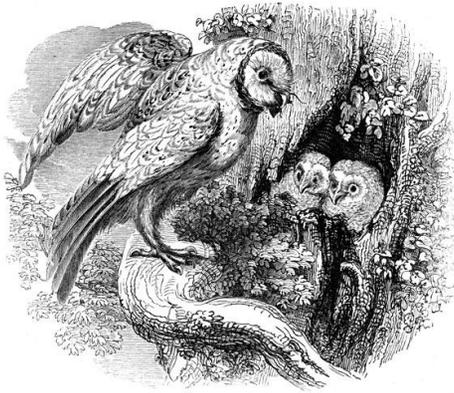
L. A. URBAN FORESTRY DIVISION: EMERGENCY: 311

To report nest disturbance, inappropriate trimming in the coastal zone:

CALIFORNIA COASTAL COMMISSION

Enforcement officer: 562-590-5223

LAWS PROTECTING BIRDS



Los Angeles County Municipal Code:

Sec. 53.48. SONG BIRDS – KILLING

No person shall kill any song bird or destroy or rob the nest of any such bird.

California State Code:

3503. It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.

3503.5. It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds of prey) or to take, possess or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.

Title 14, Chapter 1, Section 251.1. Harassment of Animals

Except as otherwise authorized in these regulations or in the Fish and Game Code, no person shall harass, herd or

drive any game or non-game bird or mammal or furbearing mammal. For the purposes of this section, harass is defined as an intentional act which disrupts an animal's normal behavior patterns, which includes, but is not limited to, breeding, feeding or sheltering. This section does not apply to a landowner or tenant who drives or herds birds or mammals for the purpose of preventing damage to private or public property, including aquaculture and agriculture crops.

Federal Migratory Bird Treaty Act

703. Taking, killing, or possessing migratory birds unlawful.

“...it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill, possess, offer for sale, sell, offer to barter, offer to purchase, deliver for shipment, ship, export, import, cause to be shipped, exported, or imported, deliver for transportation, transport or cause to be transported, carry or cause to be carried, or receive for shipment, transportation, carriage, or export, any migratory bird, any part, nest, or eggs of any such bird, or any product, whether or not manufactured, which consists, or is composed in whole or part, of any such bird or any part, nest, or egg thereof...”



IMPORTANT FACTS ABOUT NESTING BIRDS



The Time of Year that Birds Typically Nest

Many species nest between March 1 and August 31. California Department of Fish and Game often requires surveys for raptors from January 15 to September 15. But nesting birds, especially hummingbirds, hawks and owls, may be found at any time of year, depending on the species. However there are several species that court and nest outside this time frame, for example, some herons and egrets, many raptors (birds of prey), and most hummingbirds. See Appendix B for guidance on safe times for trimming near heron and egret nests. Consult an independent qualified biologist for safe trimming times upon discovering any large nest.*

***NOTE:** *Certain species such as hawks, owls, herons, egrets, crows, and ravens also often re-use nests. If a large nest made of twigs is encountered, even if unoccupied, assume that it belongs to one of these birds and do not disturb it.*

Types of Birds that Nest in Los Angeles County

There are a great variety of species that call Los Angeles County home. The following is a brief list of species, but ***please note that it is not all-inclusive:***

- herons, egrets, cormorants*
- hawks, falcons, owls
- pigeons, doves
- hummingbirds, swallows
- woodpeckers
- crows, ravens, jays
- wrens, bushtits, mockingbirds, orioles, sparrows, finches

***NOTE:** *SEE APPENDIX B FOR SPECIAL CONSIDERATIONS FOR HERONS, EGRETS AND CORMORANTS.*

What To Do Before Trimming

It is best to avoid the nesting season altogether and do your tree trimming between September and February. At any time the area should be carefully inspected before you begin your operation. For larger areas and sensitive habitats such as areas of native plants, dense brush, stream sides and stands of trees, it is best to hire a trained biologist to conduct the survey.* Laypersons may attempt to conduct their own nest survey; however in most cases this is not possible or practical. Most birds conceal their nests carefully and will not be visible to the average observer; but they do give obvious clues of their whereabouts. There are several ways to detect bird nests: 1) look on the ground for concentrations of white-colored droppings, then check the vegetation above; 2) as you walk through an area, look for birds flying out of vegetation close to you and intensely scolding you; they may have a nest nearby; 3) sit quietly and watch for birds that may be bringing nest material or food repeatedly to one place. Birds tend to place their nests just on the undersides of the tree canopy and where branches join together.

***See Appendix A for detailed nest descriptions**

When an Active Nest is Found – STOP TRIMMING!

All work that has the potential to disturb or destroy the nest should cease in the immediate vicinity (50 ft is a good rule of thumb for songbirds, 500 ft for raptors). The nest should not be touched or moved. A qualified biologist or the California Department of Fish and Game can assist in making determinations on how far away to remain from the nest and other measures to avoid disturbing or destroying it. Ideally the nest should remain undisturbed until the young have fledged (left the nest on their own) or the nest is abandoned.

Advice on Finding Nests: Professional Nest Surveys

If you are not comfortable or able to perform a nest survey prior to your project, qualified biological consultants can be found online, or the California Department of Fish and Game may be able to assist you. Either one can perform a nest survey of the trees, shrubs, brush, or other vegetation in question. As stated previously, nests are not easy to spot or to identify. Special care needs to be taken to survey the project area if it includes trees, abandoned buildings, brush, vacant lots, and deadfall.

How Finding Nests May Affect a Project

If the nest contains unhatched eggs or young, work within 50 feet or more of the nest may need to be delayed depending on the species involved. When the species is identified California Department of Fish and Game or Los Angeles Audubon may be able to provide the amount of time until the eggs hatch and nestlings fledge. If the nest is voluntarily abandoned or depredated (and again depending on species) work probably can be continued. However, a precise determination can only be made by an expert such as a consulting biologist or the California Department of Fish and Game.

Why Nests Can't be Disturbed or Moved to Another Location

The parents choose the nest location for specific reasons: proximity to food and water sources; protection from predators and the elements. Birds may abandon their nest (which may already include eggs or young) if it is disturbed or if the parents are harassed. Moving a nest requires special permission from the U.S. Fish and Wildlife Service and is usually only granted for human health and safety reasons.

What You Can Do If You Witness Tree Trimmers Disturbing or Destroying Nests

Ask them to stop, and make them aware it is against the law. Then a call should be placed to the California Department of Fish and Game. [See "Important Phone Numbers"] *Be prepared to provide the exact location of the activity. Specifically note address and cross streets as well as a vehicle license plate number or name of the company doing the trimming.*

Why We Should Care About Protecting Birds' Nests

First and foremost, it is the law. Second, birds provide numerous beneficial activities, such as eating many thousands of insect pests, which may eliminate some of the need for toxic pesticides. They also disperse seeds over wide areas, ensuring plant health and biodiversity. Finally, many bird populations nationwide are plummeting primarily due to the impact of human activities. Birds are creatures of the earth, a family of animals with which we share this planet and its limited resources. Our positive, cumulative actions can make the difference in ensuring their long-term survival.

IMPORTANT FACTS TO CONSIDER WHEN PLANNING A PROJECT

- Trimming or removal of trees can only be conducted safely outside of the breeding seasons for the bird species inhabiting the area. A qualified independent biologist or the California Department of Fish and Game should be retained by the City and/or project manager to conduct focused nest surveys prior to any work.
- All persons under contract should be made fully aware of the laws protecting birds and the proper protocols when encountering active nests.
- Hire an arborist that is ISA (International Society of Arborists) certified, a licensed landscaper, or a qualified tree trimmer who knows and cares about a tree's health. Avoid hiring 'bargain' tree trimmers or handymen, as they are generally inexperienced and may cause more harm than good to the trees.
- Most trees in Southern California are trimmed excessively and inappropriately, especially around apartment complexes and condominiums. This is not only to the detriment of the trees, but it leaves fewer habitats for birds to thrive in. Examples of unnecessary tree trimming are:
 - Thinning out pine trees and conifers to the point that you can see through them;
 - Sycamore trees—they do not need pruning because they don't drop limbs;
 - Removing dead palm fronds that drape down around the trunks of palm trees, which provide valuable nest sites for orioles and kingbirds.
- Choose tree varieties wisely. Put the right tree in the right place to prevent the need to severely trim or remove trees because they are too big, no longer 'work,' or are causing problems for plumbing, uprooting sidewalks, growing into electrical lines, etc.
- Please Remember: Trees are not ornaments; they are living organisms and will naturally become a host for other living things.

APPENDIX A

TYPES OF BIRD NESTS

- Birds as small as hummingbirds and as large as herons nest on tree branches; so do hawks, owls, and crows. The nests may be found at every level of the tree, from the crown to the under-story; they may be near the crotch, between branch and trunk, or out toward the end of a branch. Birds may use maples, pines, junipers, oaks, sycamore, and palm trees for nesting.
- Some birds, such as some species of sparrow, use grassland and brushy areas, making the nest on the ground.
- Species such as wrens, juncos, and finches may build their nests in bushes and shrubs with dense, compact foliage, or on the ground below them.
- Some swallows and flycatchers build mud nests attached to the sides of buildings, under culverts, and the eaves of houses.
- Woodpeckers, wrens, some species of owls, sapsuckers, and swallows use cavities that they either excavate themselves or use after another has abandoned it. They will use holes found in live and dead trees, stumps, cacti, and sides of old buildings.

The types of nests that birds construct are as varied as the birds themselves. A few of the major examples are:

- **Scrape nests** are simple depressions in the ground (sometimes with a few stones or leaves added), or in the leaf litter. Such nests are used by shorebirds, gulls, terns, nighthawks, vultures, and other species.
- **Burrow nests** are very effective at protecting eggs and young from predators and maintaining an appropriate microclimate for eggs and young. Some birds, like Bank Swallows and Belted Kingfishers, usually construct their own burrows, while others, such as Burrowing Owls, may use the burrows constructed by other species.

- **Cavity nests** are used by numerous passerines, woodpeckers, owls, parrots, and some waterfowl. Woodpeckers construct their own cavity nests and are referred to as primary cavity nesters. Species that use natural cavities or cavities constructed by primary cavity nesters are called secondary cavity nesters.
- **Platform nests** are relatively flat nests that may be located on the ground, in a tree, or on the tops of rooted vegetation or debris in shallow water.
- **Cupped nests** are, of course, cup shaped. Such nests may be constructed of various materials and in a variety of locations. Noted ornithologist Olin Sewall Pettingill subcategorized cup nests as follows:
 - **Supported cupped nests:** nests located in the crotches and branches of trees and shrubs, supported mainly from below. Many passerines and hummingbirds build such nests.
 - **Suspended cupped nests:** nests not supported from below but from the rims, sides or both:
 - **Pensile:** nests suspended from the rims and sides; rather stiff (e.g. those of kinglets and vireos).
 - **Adherent nests:** cupped nests whose sides are attached by an adhesive substance (e.g. mud or saliva) to a vertical surface, like those of swifts and some swallows.
 - **Ground nests:** cupped nests on the ground; sides are sometimes extended upward and arched over the top making a domed structure. Several passerines, particularly those that occupy open habitats like grasslands and tundra, build ground nests.

[Information on nests courtesy of Prof. Gary Ritchison, Ornithologist, Dept. of Biological Sciences Eastern Kentucky University
[<http://people.eku.edu/ritchisong/birdnests.html>]

APPENDIX B

SPECIAL CONSIDERATION: HERONS & EGRETS

(Species includes Great Blue Heron, Great Egret, Snowy Egret, Green Heron and Black-crowned Night Heron)

Heronries or nesting colonies of herons are frequently located in areas isolated from human disturbance, such as riparian corridors, marshes, and groves of trees adjacent to water bodies or on islands. However, some herons have adapted minimally to human activity and may build their nests in trees near apartment and condo complexes, ports, and harbors that have large trees planted in their greenscape.

Heronries are especially vulnerable to human disturbance and habitat destruction during pair formation and the breeding season (mid-November to September of the following year) when large numbers of birds are concentrated in a rather confined area. Herons are delicate and tend to desert nests and entire colonies if disturbed during periods of pair forming (starting mid-November), nest construction (starting in January) or early egg laying (as early as January). Herons continue to be sensitive to disturbance after hatching and up until the young fledge (up to late-September). In some cases, colonies have even been deserted after destruction or alteration of their habitat during the non-nesting season. Even if herons relocate after deserting a colony, consequences of disturbance include fragmentation of breeding populations, total reproductive failure in colonies, reduced number of breeding pairs, and reduced reproductive output per pair. Ultimately this can affect the stability of the entire regional population (Bowman & Siderius, 1984).

Heronries are unpredictable in their response to disruption of a colony and the severity of the response does not always correspond to the magnitude of the disturbance (seemingly innocuous activities can produce serious results). The most important factors to consider when evaluating these effects are the timing of the disturbance in relation to critical periods of the nesting season and the degree to which the birds are able to adjust to human activities (degree of exposure-induced habituation). Herons are sensitive to humans and mammals moving around under their nesting trees.

When conducting surveys or inventories, individuals should take caution to avoid walking into heronries, especially under nesting trees (indicated by the ring of white guano around the base of the tree). Should they find themselves within a heronry, one should quietly and quickly leave by the same route they entered.

Density of vegetation within and surrounding the colony can influence the impact of disturbances. The removal of vegetation near a colony can open paths into the heronry that would not only enable intrusion by humans and predators, but would result in an increased number of exposed nests. Maintaining the vegetation, including trees and shrubs, around a colony provides alternate nest sites and a buffer against disturbance. **Furthermore, tree trimming should generally not remove more than the minimum of foliage necessary for human health and safety, and should be done, where it is permitted, in a manner that does not unnecessarily discourage herons and egrets from returning to their altered (trimmed) habitat during the next breeding cycle.**

HERON & EGRET BREEDING ACTIVITY:

Great Blue Heron: Mid-November to end of September*

Great Egret: Late February to end of August*

Snowy Egret: Early April to late July*

Green Heron: Early April to early August*

Black-crowned Night Heron: Mid-January to end of September*

SPECIAL CONSIDERATION: CORMORANTS

The Double-crested Cormorant, another colonial nesting species, occupies similar habitat and nesting areas as herons. They also need the protection of buffer zones while nesting, but they appear to be less sensitive to human disturbance than herons.

CORMORANT BREEDING ACTIVITY:

Late March to mid-October (especially in Marina del Rey) *

*Information on breeding activity from *Los Angeles County Breeding Bird Atlas and from breeding bird atlas records from San Diego, Orange Counties, and the Salton Sea.*

[PLEASE NOTE: Some of the information on herons and cormorants is adapted from "Special Management Practices for Herons," courtesy of the government of Nova Scotia. Although the information below was provided by biologists in Nova Scotia, it is relevant to these species in most locales. **For purposes of these guidelines, local biologists and ornithologists were consulted and relevant dates modified to fit conditions in Los Angeles County.**

The PDF document in its entirety can be found at:

[<http://www.gov.ns.ca/natr/wildlife/Thp/heronsmp.pdf>]

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:

- As previously indicated, provide proof of access to the satisfaction of the Department of Regional Planning.


Prepared by Aissa Carrillo
pm73139L-rev2.doc
<http://planning.lacounty.gov/case/view/pm073139/>

Phone (626) 458-3126

Date 11-25-2015

- 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 ^{AE} Aissa Carrillo
pm73139L-rev2.doc
<http://planning.lacounty.gov/case/view/pm073139/>

Phone (626) 458-3126

Date 11-25-2015

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

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Delineate proof of access to a public street on the final map.
8. If applicable, quitclaim or relocate easements running through proposed structures.
9. Extend lot lines to the center of Private Street.
10. Grant ingress/egress and utility easements to the public over the private street.
11. Remove existing house and garage as shown on the tentative map prior to final map approval. Demolition permits and final sign-off are required from the Building and Safety 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.
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.

HCW
Prepared by Aissa Carrillo
pm73139L-rev2.doc
<http://planning.lacounty.gov/case/view/pm073139/>

Phone (626) 458-3126

Date 11-25-2015



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

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

TRACT NO.: 073139

TENTATIVE MAP DATE: 10/27/2015
EXHIBIT MAP DATE: 10/27/2015

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

Approval to drainage is recommended with no drainage conditions.

Prior to Building Permit:

1. Per County Code Section 12.84.440 comply with LID standards in accordance with the Low Impact Development Standards Manual which can be found at http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf
2. Prior to issuance of building permits, comply with the requirements of the Drainage Concept/Hydrology Study which was approved on March 26, 2015 to the satisfaction of Public Works.
3. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml.

Name Patricia Constanza Date 11/19/15 Phone (626) 458-4921
Patricia Constanza

P:\ldpub\SUBPCHECK\Hydrology\Tentative Map Reviews\TTCON-PM73139-Rev2.doc

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	73139	Tentative Map Dated	10/27/15 (Rev.)	Parent Tract	
Grading By Subdivider? [N]	(Y or N) --- yd ³	Location	Hacienda Heights	APN	
Geologist	---	Subdivider	Mary Phuong and LV Development, Inc.		
Soils Engineer	EGL	Engineer/Arch.	EGL Associates, Inc.		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: 5/14/15
 Geotechnical Report(s) Dated: _____
 References: _____

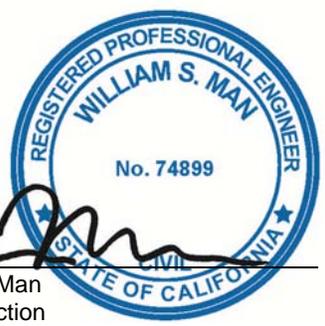
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

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

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.

Prepared by

William Man
Soils Section



Charles Nestle
Geology Section

Date 11/25/15

1. Approval of this map pertaining to grading is recommended with the following condition:
 - a. Repair existing driveway/private street with 24' wide pavement from Three Palms St to the northerly site property line. Post a bond for the improvements unless completed prior to the final map recordation.

Name Nazem Said  Date 11/25/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073139\GP 073139\2015-11-03 TPM 073139 SUBMITTAL

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

1. Street frontage is being provided via the use of the private streets per LACC 21.24.290. However, existing development constraints within the neighborhood either prohibit the private street from being able to meet public design standards or will restrict full standard urban improvements; therefore Public Works does not recommend encumbering the private street with an offer of right of way as prescribed in LACC 21.28.060. Permission is granted to waive the offer of private and future right of way along the property frontage subject to the approval of the Advisory Agency.
2. Reserve ingress/egress easements or non-exclusive access easements along the property frontage 30 feet from the existing centerline to the satisfaction of Public Works and the Fire Department.
3. Construct ADA conforming parkway improvements (curb, gutter, sidewalk, curb ramps, and landings) on Three Palms Street at the intersection of Galemont Avenue and Three Palms Street, that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
4. Construct transition pavement from Three Palms Street to Galemont Avenue at the intersection of Galemont Avenue and Three Palms Street to the satisfaction of Public Works.

Prepared by Joseph Nguyen
pm73139r-rev2



Phone (626) 458-4921

Date 11-24-2015

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

1. The subdivider shall install separate house laterals to serve each parcel in the land division.
2. A sewer area study for the proposed subdivision (PC12232AS, dated 02-03-2015) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
4. Pay ordinance frontage charge to the satisfaction of Public Works.



Prepared by Teni Mardirosian
pm073139s-rev2.doc

Phone (626) 458-4910

Date 11-18-2015

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots 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. The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated 10/06/2015 from the San Gabriel Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 10/06/2016 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.



Prepared by Tony Khalkhali
pm073139w-rev2.doc

Phone (626) 458-4921

Date 11-19-2015

SAN GABRIEL VALLEY WATER COMPANY

October 6, 2015

Mr. Shawn Yu
EGL Associates, Inc.
11819 Goldring Road, Unit A
Arcadia, CA 91006

Subject: 1349 Galemont Avenue
Hacienda Heights, CA

Dear Mr. Yu:

San Gabriel Valley Water Company ("San Gabriel") is a public utility regulated by the State of California Public Utilities Commission (the "Commission"). The subject property is located entirely within San Gabriel's service area as authorized by the Commission, and San Gabriel has sufficient water resources available to supply water service to the property.

Please contact the fire department and obtain and provide us with the fire department's written fire flow requirements for your property as soon as possible. That information will enable us to determine if existing water distribution facilities are adequate or if new facilities must be designed and installed to provide water service to your property. Before San Gabriel can install such facilities or commence water service, you will need to complete the appropriate applications, agreements, and necessary financial arrangements in accordance with San Gabriel's tariff schedules and rules filed with and approved by the Commission.

If you have questions or need additional information, please contact me at (909) 201-7375 or via e-mail at myyucelen@sgvwater.com. Thank you.

Very truly yours,



Matt Y. Yucelen, P.E.
Vice President – Engineering

MYY: cph



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 73139

MAP DATE: October 27, 2015

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.

PROJECT CONDITIONS OF APPROVAL

1. The off-site improvements shall provide a minimum paved unobstructed width of 24 feet, clear to the sky, in compliance with the Department of Public Works road improvements requirements. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
3. Per the fire flow test performed by Suburban Water System dated 10-27-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.



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 73139

MAP DATE: October 27, 2015

-
4. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The required fire flow will be confirmed during the Fire Department review of the architectural plan prior to building permit issuance.
 5. The required fire flow for the public fire hydrants for this development, if the future single family dwellings are equal to or greater than 3,601 total square feet, can be up to **8000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow will be confirmed during the Fire Department review of the architectural plan prior to building permit issuance.
 6. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
 7. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



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



PARK OBLIGATION REPORT

Tentative Map #	73139	DRP Map Date: 10/27/2015	SCM Date: 12/10/2015	Report Date: 11/24/2015
Park Planning Area #	9	HACIENDA HEIGHTS	Map Type: N/A	

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:	0.01
IN-LIEU FEES:	\$2,429

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$2,429 in-lieu fees.

Trails:

No trails.

Comments:

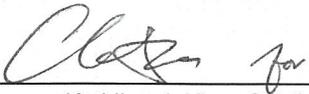
Proposing two (2) single-family home lots, with one (1) existing single-family home to be removed. Net increase of one (1) unit.

*****Advisory:**

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

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

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

By: 
Kathline J. King, Chief of Planning



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73139	DRP Map Date: 10/27/2015	SMC Date: 12/10/2015	Report Date: 11/24/2015
Park Planning Area #	9	HACIENDA HEIGHTS	Map Type: N/A	

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.64	0.0030	1	0.01
M.F. < 5 Units	2.61	0.0030	0	0.00
M.F. >= 5 Units	2.50	0.0030	0	0.00
Mobile Units	3.14	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = **9 HACIENDA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.01	\$242,927	\$2,429

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
0.01	0.00	0.00	0.01	\$242,927	\$2,429



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

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

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

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

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

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Hilda Soils
First District

Mark Ridley-Thomas
Second District

Shella Kuehl
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

January 20, 2016

Tentative Parcel Map No. 073139

Vicinity: Hacienda Heights

Tentative Parcel Map Date: October 27, 2015

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of Tentative Parcel Map 073139 based on the use of public water (San Gabriel Valley Water Company) and public sewer (Los Angeles County Sanitation District) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's recommendation.

Prepared by: *V.B.*
VICENTE BANADA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
vbanada@ph.lacounty.gov
TEL (626) 430-5381 • FAX (626) 813-3016













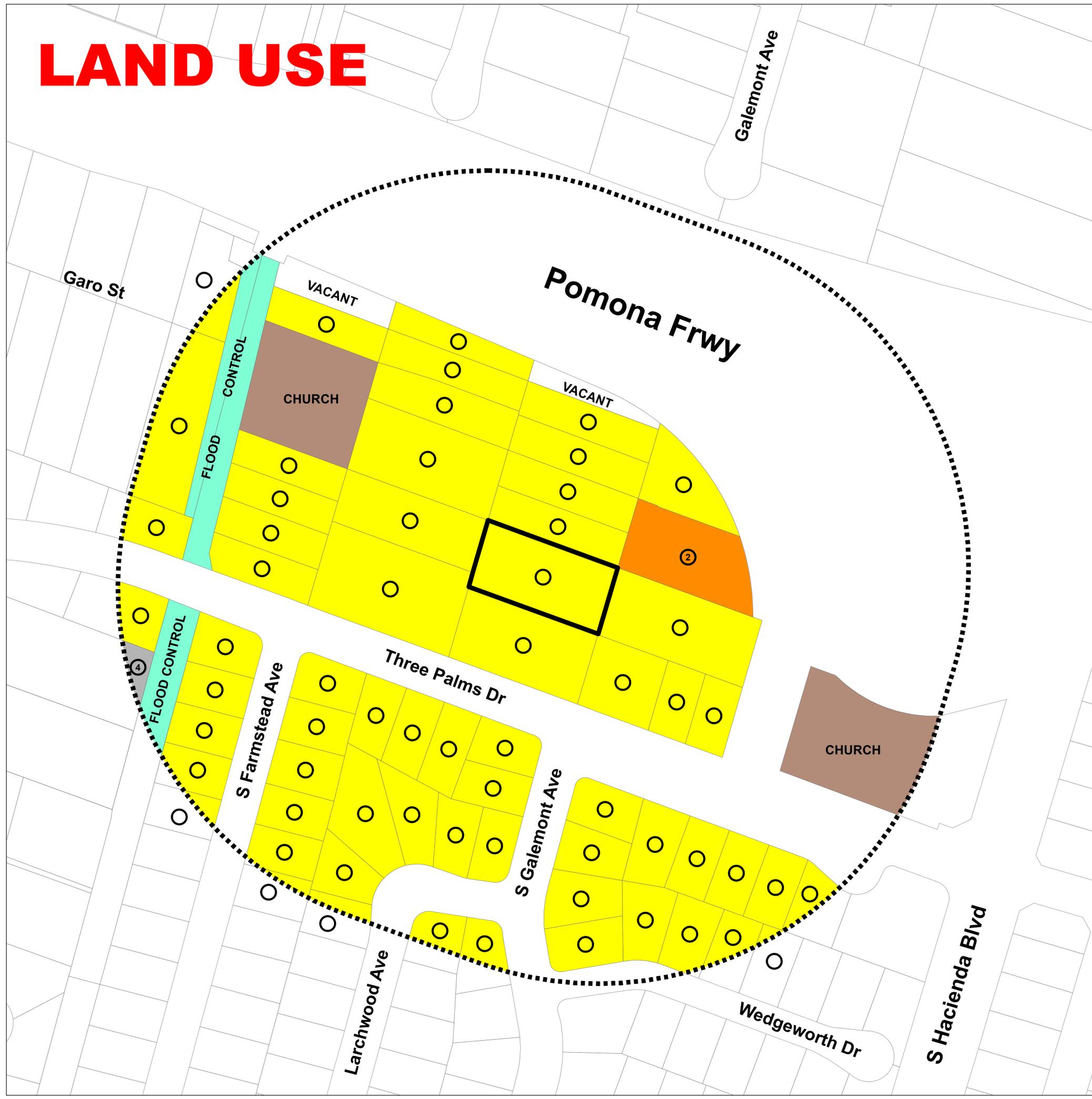
LAND USE

LAND USE 500 FOOT RADIUS MAP

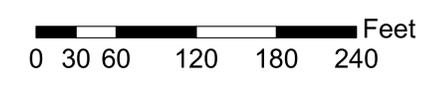
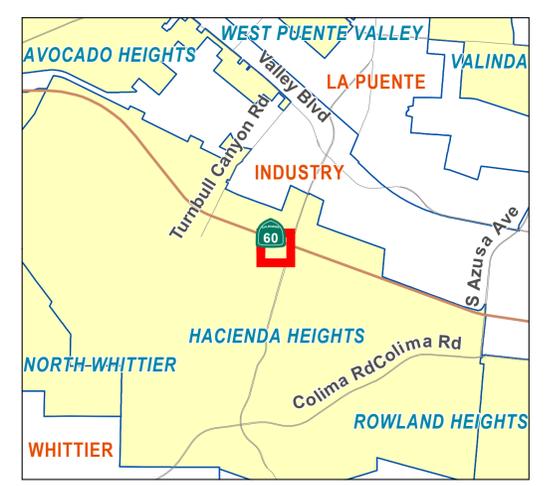
Proj. R2014-02978 (4)
PM 073139

Legend

- SINGLE-FAMILY RESIDENCE
- ② MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- TWO-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- INSTITUTION / PUBLIC FACILITY
- WATER
- VACANT



VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

ZONING

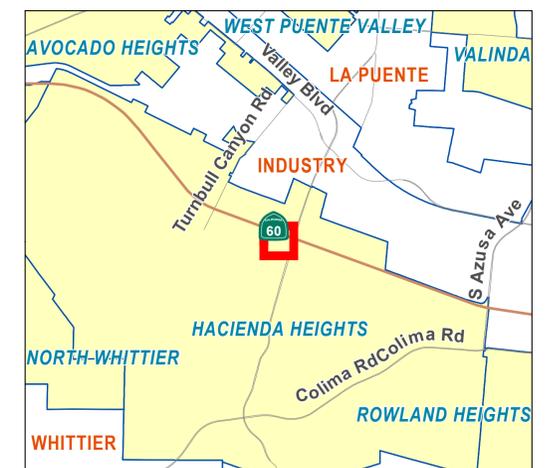
ZONING 500 FOOT RADIUS MAP

Proj. R2014-02978 (4)
PM 073139

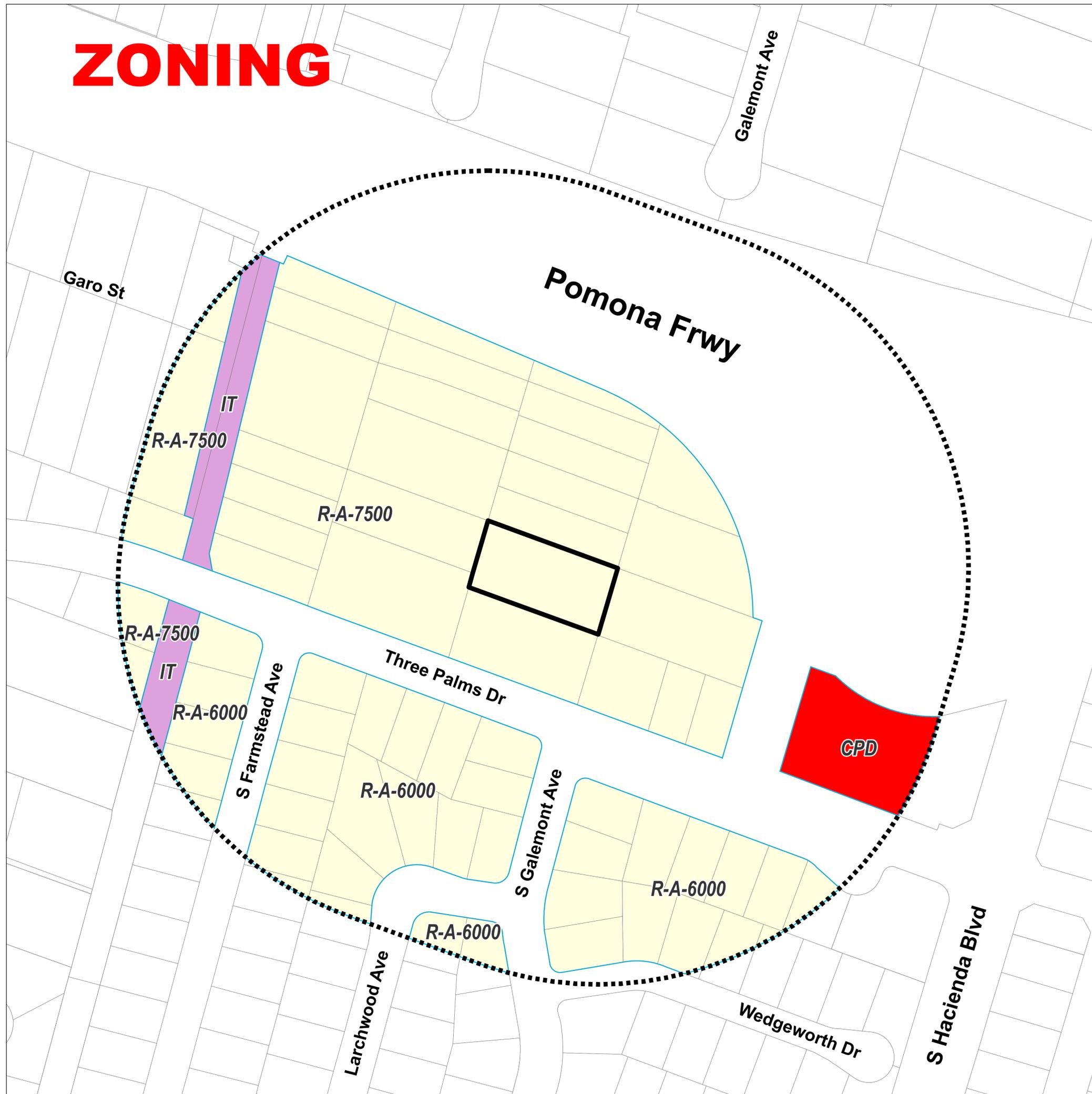
Legend

-  R-A - Residential Agricultural
-  CPD - Commercial Planned Development
-  IT - Institutional

VICINITY MAP



LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



LEGEND

- (98.23).....EXISTING ELEVATION
- 99.00.....PROPOSED ELEVATION
- (100)--- EXISTING CONTOUR
-DRAINAGE PATTERN
-EXISTING STRUCTURE
-PROPOSED STRUCTURE
- s---EXISTING SEWER MAIN
- w---EXISTING SEWER MAIN
-PROPERTY LINE
-RETAINING WALL
-FIRE HYDRANT
- EX.....EXISTING
- T.C.....TOP OF CURB
- F.L.....FLOW LINE
- F.F.....FINISH FLOOR
- H.P.....HIGH POINT
- R/W.....RIGHT OF WAY
- P/L.....PROPERTY LINE
- WM.....WATER METER
- S.....SEWER MANHOLE

SURVEY BASIS

G 5547 BASELINE QUAD
 L&N IN W CB 7.6M(25FT) N/O C/L PROD
 SIGMAN ST ON HACIENDA BL
 ELEV 363.002

SURVEY WAS PROVIDED BY
 ALFRED J. THELWELL, LS 6999
 ON AUGUST 20, 2014

OWNER
 MARY PHUONG, AND LV DEVELOPMENT, INC.
 9912 MILOANN STREET,
 TEMPLE CITY, CA 91780
 626-205-8866

PREPARED BY

HANK JONG, PE
 EGL ASSOCIATES, INC.
 11819 GOLDRING ROAD, UNIT A
 ARCADIA, CALIFORNIA 91006
 PH: 626-263-3588 FAX:
 626-263-3599

NOTES:

ZONING: RA-7500 (PRESENT)
 ZONING: RA-7500 (PROPOSED)
 NO. OF EX. LOTS: 1
 NO. OF PROP. LOTS: 2
 EX. USE OF THE LOTS: SINGLE FAMILY RESIDENTIAL
 PROP. USE OF THE LOTS: SINGLE FAMILY RESIDENTIAL
 APN NUMBER: 8219-001-061
 EX. LAND USE CATEGORY: H9 (LOW DENSITY RESIDENTIAL)
 PROP. LAND USE CATEGORY:H9 (LOW DENSITY RESIDENTIAL)
 TOTAL AREA OF THE LOTS: 19,695 SF (0.45 AC) TO THE C.L. OF THE RD.
 SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.
 - NO OAK OR WALNUT TREES ON SITE.
 - NO STORM DRAIN ON SITE.
 - NO BUILDING DESIGN AVAILABLE
 REQUEST A WAIVER FOR CONDITIONAL OFFER FOR PRIVATE STREET
 REQUIRED PER LOS ANGELES COUNTY CODE: 21.28.060.

UTILITY SERVICES:
 WATER - SAN GABRIEL VALLEY WATER COMPANY
 WATER PURVEYOR CONTACT: KEITH HUESTON TEL: (909)201-7353
 SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT
 GAS - SOUTHERN CALIFORNIA GAS CO.
 ELECTRICAL - SOUTHERN CALIFORNIA Edison CO.
 TELEPHONE - VERIZON
 SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT
 FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT
 SHERIFF - LOS ANGELES COUNTY SHERIFF DEPARTMENT

RECEIVED
 DEPT OF REGIONAL PLANNING
 19007039 TENTATIVE
 DATE: 27 OCT 2015

NOTE:

SUBJECT TO THE HEALTHY DESIGN ORDINANCE: THE
 ONSITE TREE PLANTING REQUIREMENT IS ONE TREE PER
 EACH 25 FEET OF EXISTING AND PROPOSED STREET
 FRONTAGE LOCATED WITHIN THIS SUBJECT PROPERTY.
 BASED ON THE PROJECT TOTAL OF 100 LINEAR FEET OF
 STREET FRONTAGE, A TOTAL OF 4 TREE PLANTINGS
 SHALL BE REQUIRED FOR THE PROJECT AND INDICATED
 ON A TREE PLANTING PLAN TO BE APPROVED BY
 REGIONAL PLANNING PRIOR TO FINAL MAP RECORDATION.

NOTE:

ALL FENCES AND WALLS, INCLUDING FUTURE
 FENCES/WALLS MUST COMPLY WITH THE ZONING CODE.

DEMOLITION NOTES:

- (X) EXISTING STRUCTURES TO BE REMOVED.
- (Y) EXISTING TREES TO BE REMOVED (NOT OAKS).

**MINOR LAND DIVISION
 TENTATIVE PARCEL MAP NO. 073139**

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF
 LOS ANGELES, STATE OF CALIFORNIA
 BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 3081, IN THE COUNTY OF LOS
 ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32 PAGE 26 OF MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**PROJECT LOCATION:
 2-PARCEL SUBDIVISION
 1349 GALEMONT AVE,
 HACIENDA HEIGHTS, CA 91745**

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 specifications are the property of
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 must be obtained from EGL Associates,
 Inc. Any questions or requests for
 drawings should be directed to EGL
 Associates in a written form.

REVISIONS	BY
03/26/2015	SY
08/26/2015	SY
10/14/2015	SY

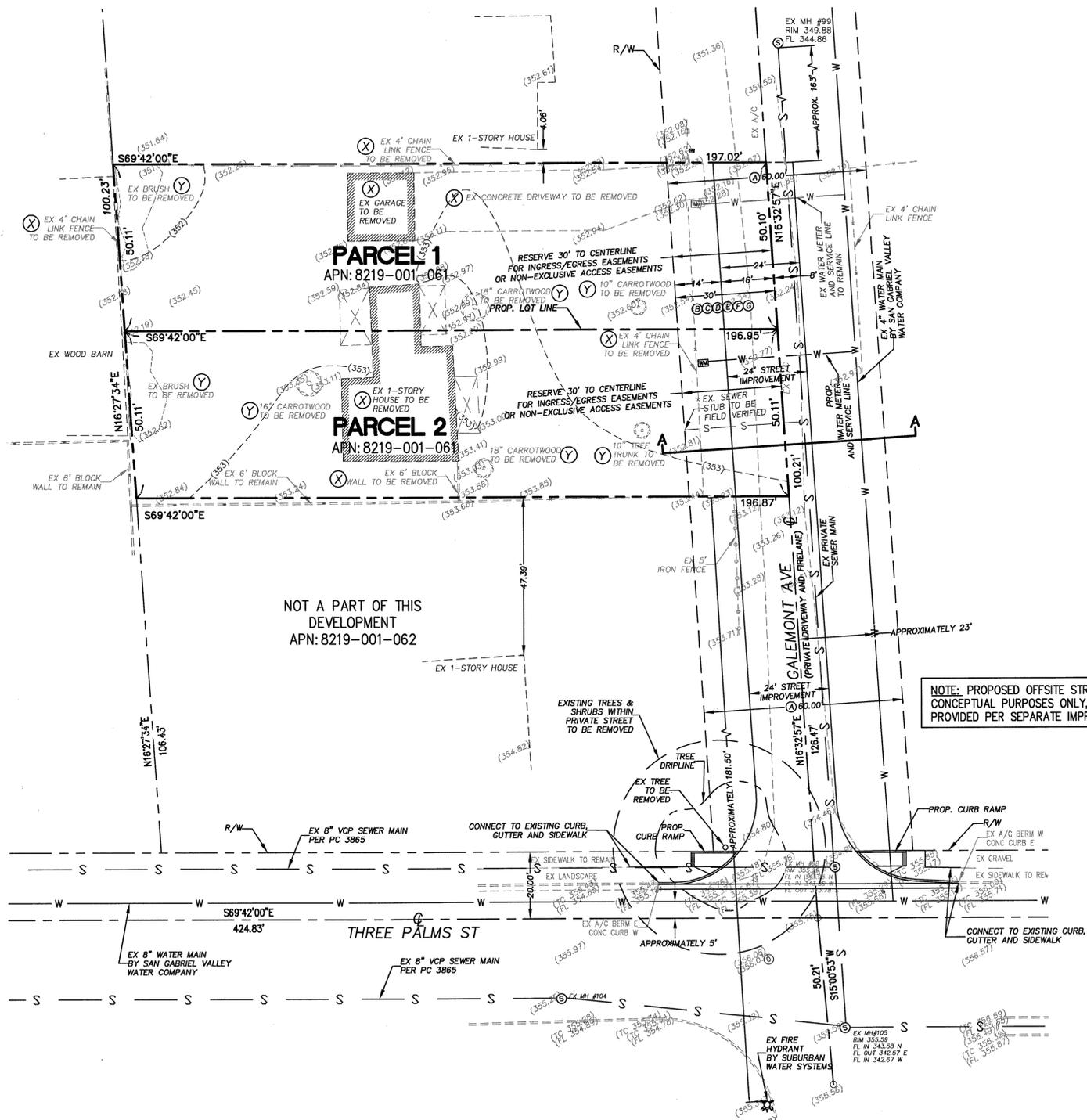
RELEASED DATE

**PREPARED FOR:
 MARY PHUONG
 LV DEVELOPMENT, INC.
 9912 MILOANN STREET,
 TEMPLE CITY, CA 91780**

EGL Associates, Inc.
 11819 GOLDRING ROAD, UNIT A
 ARCADIA, CA 91006
 TEL: (626)-263-3588
 FAX: (626)-263-3599
 E-mail: mail@egl88.com

DRAWN	SY
CHECKED	HJ
DATE	09/09/2014
JOB NO.	13-294-005
SCALE	1"=20'
FILE	13294005.DWG
DRAWING	1 of 1

T-1

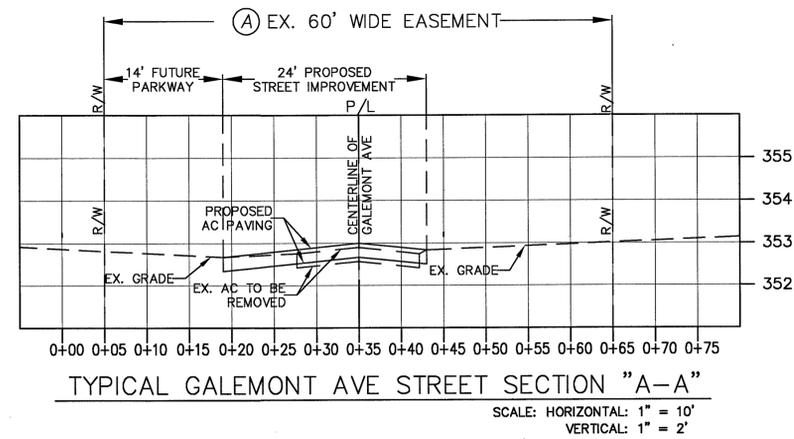


AREA TABLE

PARCEL	NET		* GROSS	
	SQ. FT.	ACRE	SQ. FT.	ACRE
PARCEL 1	8,346	0.19	9,849	0.23
PARCEL 2	8,342	0.19	9,846	0.22
TOTAL	16,688	0.38	19,695	0.45

*GROSS AREA TO STREET CENTERLINE

- EASEMENT NOTES:**
 EASEMENTS PER PRELIMINARY TITLE REPORT
 WFT TITLE COMPANY OF CALIFORNIA
 ORDER NO: 5323896-EP, DATED SEPTEMBER 8, 2014
- ALL EXISTING EASEMENTS TO REMAIN.
- (A) EX. EASEMENT FOR INGRESS AND EGRESS, PIPE LINES, DRAINAGE AND/OR PUBLIC UTILITIES AND RIGHT INCIDENTAL PURPOSES.
 - (B) EX. EASEMENT FOR PIPE LINES PURPOSES RECORDED ON DECEMBER 29, 1947 IN BOOK 26065, PAGE 318 OF OFFICIAL RECORDS.
 - (C) EX. EASEMENT FOR ROAD AND UTILITIES PURPOSES RECORDED ON DECEMBER 29, 1947, AS RECORDING NO. 1951, IN BOOK 26065, PAGE 193 OF OFFICIAL RECORDS.
 - (D) EX. EASEMENT FOR POLE LINES PURPOSES RECORDED ON MARCH 18, 1948, AS RECORDING NO. 2560, IN BOOK 26726, PAGE 463 OF OFFICIAL RECORDS.
 - (E) EX. EASEMENT FOR POLES AND CONDUITS PURPOSES RECORDED ON OCTOBER 13, 1949 IN BOOK 31218, PAGE 274 OF OFFICIAL RECORDS.
 - (F) EX. EASEMENT FOR PIPE LINES PURPOSES RECORDED ON JANUARY 27, 1950 AS RECORDING NO. 2135, IN BOOK 32106, PAGE 243 OF OFFICIAL RECORDS.
 - (G) EX. EASEMENT FOR SANITARY SEWER LINE PURPOSES RECORDED ON JUNE 16, 1970 AS RECORDING NO. 2044 OF OFFICIAL RECORDS.



- LEGEND**
- (98.23).....EXISTING ELEVATION
 - 99.00.....PROPOSED ELEVATION
 - (100)--- EXISTING CONTOUR
 -DRAINAGE PATTERN
 -EXISTING STRUCTURE
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SURVEY BASIS
 G 5547 BASELINE QUAD
 L&N IN W CB 7.6M(25FT) N/O C/L PROD
 SIGMAN ST ON HACIENDA BL
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SURVEY WAS PROVIDED BY
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 ON AUGUST 20, 2014

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 11819 GOLDRING ROAD, UNIT A
 ARCADIA, CALIFORNIA 91006
 PH: 626-263-3588 FAX:
 626-263-3599

EARTHWORK ESTIMATE
 CUT..... 50 CY
 FILL..... 500 CY

SPECIAL NOTE: THE QUANTITIES SHOWN
 HEREON ARE FOR PERMIT AND BONDING
 PURPOSES ONLY. THE CONTRACTOR
 SHALL VERIFY QUANTITIES PRIOR TO
 START OF GRADING.

NOTES:
 ZONING: RA-7500 (PRESENT)
 ZONING: RA-7500 (PROPOSED)
 NO. OF EX. LOTS: 1
 NO. OF PROP. LOTS: 2
 EX. USE OF THE LOTS: SINGLE FAMILY RESIDENTIAL
 PROP. USE OF THE LOTS: SINGLE FAMILY RESIDENTIAL
 APN NUMBER: 8219-001-061
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 SHERIFF - LOS ANGELES COUNTY SHERIFF DEPARTMENT

TREE PLANTING NOTE:
 SUBJECT TO THE HEALTHY DESIGN ORDINANCE: THE
 ONSITE TREE PLANTING REQUIREMENT IS ONE TREE PER
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 BASED ON THE PROJECT TOTAL OF 100 LINEAR FEET OF
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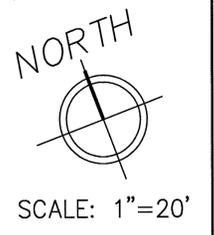
NOTE: ALL FENCES AND WALLS, INCLUDING FUTURE
 FENCES/WALLS MUST COMPLY WITH THE ZONING CODE.

- CONSTRUCTION NOTE:**
- 1 PROPOSED 3' HIGH BLOCK WALL ABOVE 3' HEIGHT MAX
RETAINING WALL, TOTAL 6' MAX COMBINED HEIGHT
 - 2 PROPOSED 6' HIGH MAX BLOCK WALL
 - 3 PROPOSED UNDERGROUND STORMWATER DETENTION CHAMBER WITH
OVERFLOW OUTLET.
(LOCATION AND DETAILS TO BE DETERMINED IN GRADING PLAN)
 - 4 PROPOSED NEW SEWER LATERAL CONNECTION TO EX. STREET SEWER MAIN.
 - 5 PROPOSED NEW WATER METER AND SERVICE LINE.

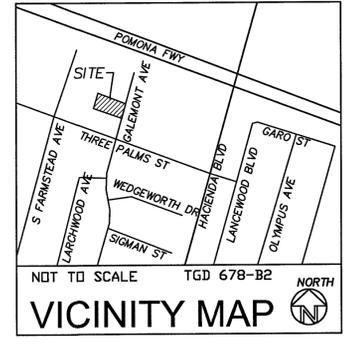
CONCEPTUAL GRADING PLAN MINOR LAND DIVISION TENTATIVE PARCEL MAP NO. 073139

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

BEING A SUBDIVISION OF A PORTION OF LOT 5 OF TRACT NO. 3081, IN THE COUNTY OF LOS
 ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 32 PAGE 26 OF MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



THE PURPOSE OF THIS EXHIBIT IS TO EVALUATE THE
 GRADING FEASIBILITY OF FUTURE BUILDING PADS ONLY,
 NO GRADING IS BEING PROPOSED AT THE TIME OF THIS
 MAP FILING.



AREA TABLE

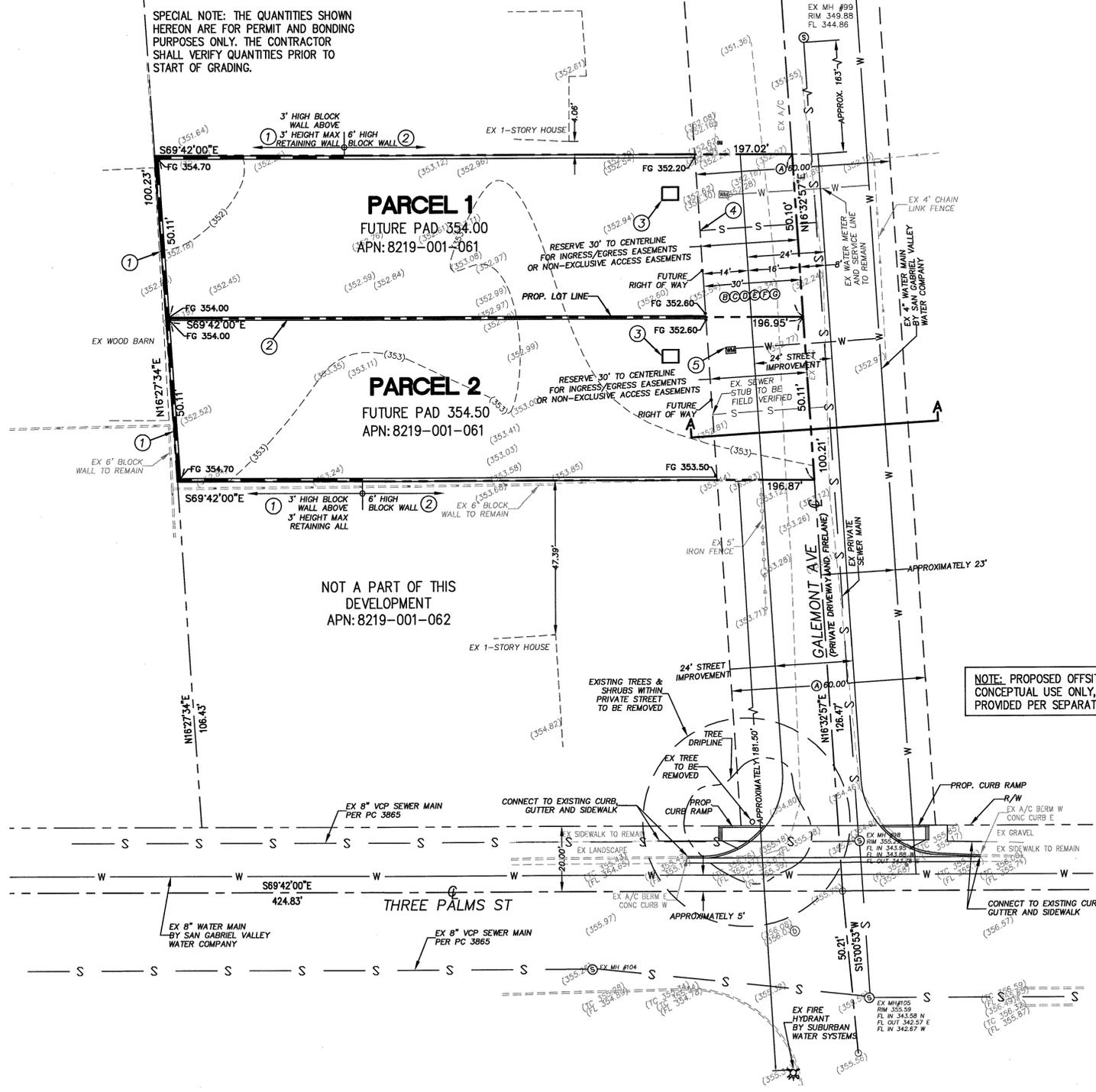
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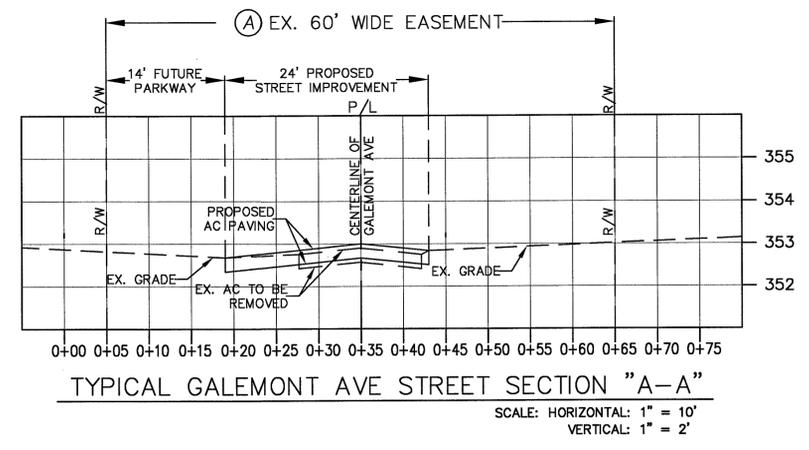
EASEMENT NOTES:
 EASEMENTS PER PRELIMINARY TITLE REPORT
 WFT TITLE COMPANY OF CALIFORNIA
 ORDER NO: 5323896-EP, DATED SEPTEMBER 8, 2014

ALL EXISTING EASEMENTS TO REMAIN.

- | ITEM NO. | DESCRIPTION |
|----------|---|
| (A) | EX. EASEMENT FOR INGRESS AND EGRESS, PIPE LINES,
DRAINAGE AND/OR PUBLIC UTILITIES AND RIGHT
INCIDENTAL PURPOSES. |
| (B) | EX. EASEMENT FOR PIPE LINES PURPOSES RECORDED
ON DECEMBER 29, 1947 IN BOOK 26065, PAGE 318
OF OFFICIAL RECORDS. |
| (C) | EX. EASEMENT FOR ROAD AND UTILITIES PURPOSES
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PAGE 243 OF OFFICIAL RECORDS. |
| (G) | EX. EASEMENT FOR SANITARY SEWER LINE PURPOSES RECORDED
ON JUNE 16, 1970 AS RECORDING NO. 2044 OF OFFICIAL
RECORDS. |



NOTE: PROPOSED OFFSITE STREET IMPROVEMENT IS FOR
 CONCEPTUAL USE ONLY, DESIGN DETAILS TO BE
 PROVIDED PER SEPARATE IMPROVEMENT PLANS.



PROJECT LOCATION:
2-PARCEL SUBDIVISION
 1349 GALEMONT AVE,
 HACIENDA HEIGHTS, CA 91745

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DRAWN: SY
 CHECKED: HJ
 DATE: 08/26/2015
 JOB NO: 13-294-005
 SCALE: 1"=20'
 FILE: 13294005.DWG
 DRAWING: 1 of 1

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