



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

PROJECT NUMBER

R2014-02978

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

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

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Mary Phuong & LV Development Inc./EGL Associates, Inc.

**MAP/EXHIBIT
DATE:**

10/27/15

**SCM REPORT
DATE:**

11/26/15

SCM DATE:

Reports Only

PROJECT OVERVIEW

Subdivision: To create 2 single-family lots.

MAP STAGE

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

MAP STATUS

Initial: 1st Revision: 2nd Revision: Revision (requires a fee):

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

SUP DISTRICT

4TH

LAND USE DESIGNATION

H9-Residential (0-9/du/ac)

ZONE

R-A-7500

CSD

NONE

PROPOSED UNITS

(DU)

2

MAX DENSITY/UNITS

(DU)

2

GRADING

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

none

ENVIRONMENTAL DETERMINATION (CEQA)

Categorically Exempt (Class 15)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared	Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:
Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

R1ST201400038

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning recommends approval of the tentative map. Please read below for further details.

RESUBMITTAL INSTRUCTIONS

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

- *A completed and signed Land Division application,*
- *A signed and dated cover letter describing all changes made to the map,*
- *Five (5) 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), and*
- *Other materials requested by the case planner.*

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

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

- 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) _____ yd³ 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

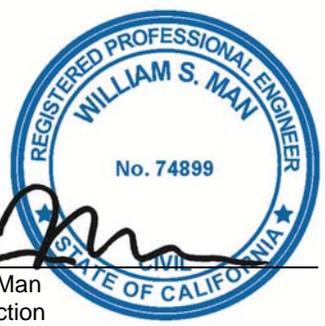
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- 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 placed such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
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
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Don Knabe
Fourth District

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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