



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

PROJECT NUMBER
PM073226

HEARING DATE
TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 073226
Environmental Assessment No. RPPL2016001159

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Joanna and Doug Gaudi (Robert Friedman)	08/02/16	09/01/16	09/15/16

PROJECT OVERVIEW

The applicant proposed to create a parcel map for commercial development of vacant property.

Subdivision: To create 2 commercial parcels within a commercial zone.

MAP STAGE

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

MAP STATUS

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

LOCATION

Sierra Highway, Acton, CA

ACCESS

Sierra Highway

ASSESSORS PARCEL NUMBER(S)

3217021022

SITE AREA

1.948 acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area (TNC)

ZONED DISTRICT

SOLEDAD

SUP DISTRICT

5th

LAND USE DESIGNATION

CR – Rural Commercial

ZONE

C-RU-DP

CSD

ACTON

PROPOSED UNITS

(DU)

N/A

MAX DENSITY/UNITS

(DU)

N/A

GRADING

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

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	N/A	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Vicente Banada (626) 430-5381 vbanada@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

PM21351, RCOC200500139, CUP200500139, CUP201400037, ZC200400004

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Comply with Public Health's tentative map conditions. Scheduling a public hearing will occur after satisfaction of Public Health's requirements.

Tentative Map:

Cleared Hold

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.

The following report consisting of 8 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, Underground 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. 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.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

AW

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 08-31-2016

pm73226L-rev1.doc

<http://planning.lacounty.gov/case/view/pm073226/>



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

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

PARCEL MAP NO.: 073226

TENTATIVE MAP DATE: 08/02/2016

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

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

Review by:


Andrew Ross

Date: 08/25/2016 Phone: (626) 458-4921

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 Tract / Parcel Map	73226	Tentative Map Dated	8/2/16 (Tentative)	Parent Tract	
Grading By Subdivider? [N] (Y or N)	---	Location	Acton	APN	3217-021-022
Geologist	---	Subdivider		Gaudi	
Soils Engineer	---	Engineer/Arch.		Ferris Jones & Co.	

Review of:

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

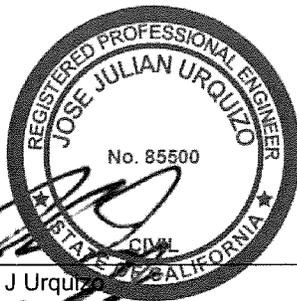
TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

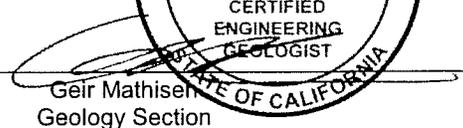
THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

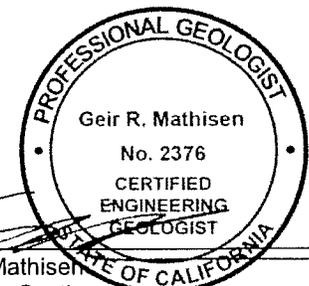
- The Final Map does *not* need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by


 Jose J Urquiza
 Soils Section




 Geir Mathisen
 Geology Section



Date 8/22/16

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 073226 (Rev.)

Page 1/1

TENTATIVE MAP DATED 08-02-2016

1. Approval of this map pertaining to grading is recommended without conditions since no grading improvements are proposed.

Name Nazem Said  Date 8/24/2016 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 073226\GP 073226\2106-08-08 TPM 073226 SUBMITTAL

Preliminary Road Condition

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

1. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
2. Driveway location shown on the tentative parcel map is not necessarily approved. Further analysis on the road improvement review stage will determine the final location.
3. Repair any displaced, broken, or damaged curb, gutter, sidewalk on Sierra Highway within the project frontage to the satisfaction of Public Works.
4. Construct driveway approaches at the site to the satisfaction of Public Works

Prepared by  Nikko Pajarillaga
PM 073226r-rev1.doc

Phone (626) 458-3137

Date 08-31-2016

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

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


Prepared by Imelda Ng

pm73226-rev1.doc

Phone (626) 458-4921

Date 08-25-2016

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 units 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 Will Serve letter dated 07/28/2016 from the Waterworks District No. 37 to the satisfaction of Public Works. The Will Serve letter will expire on 07/28/2017, 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.
3. Submit landscape and irrigation plans with landscape area greater than 1,000 square feet, in accordance with the Water Efficient Landscape Ordinance.



Prepared by Tony Khalkhali
pm73226w-rev1.doc

Phone (626) 458-4921

Date 08-25-2016



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 73226

MAP DATE: August 02, 2016

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 Map 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.
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. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
2. 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. The required fire lane shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance or prior to occupancy.
4. Any shared fire lanes as a result of the subdivision shall require a reciprocal access agreement since new lots are sharing the same access. Submit a copy of any shared access to the Fire Department for review prior to building permit issuance.

Reviewed by: Juan Padilla

Date: August 30, 2016



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

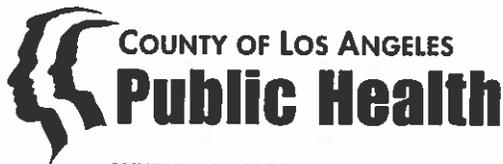
Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: PM 73226

MAP DATE: August 02, 2016

5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
6. Per the fire flow test performed by LA County Waterworks District 37 dated 02-24-15, the existing public fire hydrants and water system meet the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
7. The required fire flow from the public fire hydrant for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
8. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
9. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
10. All future 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.



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

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

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

TERRI S. WILLIAMS, REHS
Director of Environmental Health

5050 Commerce Drive
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www.publichealth.lacounty.gov



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August 23, 2016

Tentative Parcel Map No. 073226

Vicinity: Soledad

Tentative Parcel Map Date: August 2, 2016

The Los Angeles County Department of Public Health – Environmental Health Division cannot recommend the approval of **Tentative Parcel Map 073226** until the following requirements have been satisfied:

1. Provide a copy of the current signed “Will Serve” letter from your water purveyor.
2. The applicant shall demonstrate to the satisfaction of Public Health that each parcel is capable of supporting the installation of an onsite wastewater treatment system (OWTS) to accommodate the wastewater disposal needs for the development of each parcel.

Submit a feasibility report in conformance with the requirements outlined in the Department’s “Conventional and Non-Conventional Onsite Wastewater Treatment Systems – Requirements and Procedures”. The report shall consist of a soil profile excavation, exploratory boring to determine the historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to substantiate the feasibility of installing an OWTS on each parcel. Testing shall be conducted in an area likely to be utilized as a disposal field.

Note: The installation of OWTS within flood plain/hazard areas shall be avoided. Where suitable sites outside of the flood hazard areas are not available, wastewater disposal systems may be located in flood hazard areas on sites where the effects of inundation, under conditions of design, are minimized.

Prepared by:

V.B.

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Land Use Program
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