

Plan Highways: _____

Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required
SEA: _____
Burden of Proof: Satisfactory Additional Information Required

Hillside Project (Land Use Element)
 Urban Non-Urban
 Submit a revised slope map and revised calculations
0-24.99% Slopes: 8.90 25-49.99% Slopes: 2.59 50%+ Slopes: 0.06
Low Density: 2 Mid-Point Density _____ Max Density: 5
Proposed Density: 2
Hillside CUP: Required Not Req'd Building restrictions on slopes >25%
Proposed Open Space: Public Parks Private Parks Private Yards
 Landscaped Areas, slopes, walkways Undisturbed natural areas
Burden of Proof: Satisfactory Additional Information Required

Infill Project (Land Use Element)
Request Increase By: _____ Land Use Categories _____
Surrounding Land Use Category: _____ Surrounding Density: _____
Burden of Proof: Satisfactory Additional Information Required

Plan Amendment
Burden of Proof: Satisfactory Additional Information Required
The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination: Pending Consistent Inconsistent

ZONING
Current Zone: A-1-1 (Light Agricultural, a acre minimum lot size)
 Zone Change Proposed Zone: _____
Surrounding Zoning: _____ Surrounding Land Uses: _____
Burden of Proof: Satisfactory Additional Information Required
The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.
 Conditional Use Permit:
 Submit a Revised Exhibit A showing:
Burden of Proof: Satisfactory Additional Information Required
 Oak Tree Permit Proposed Removals: _____ Proposed Encroachments: _____
 Sent oak tree report to Forester on: _____
Burden of Proof: Satisfactory Additional Information Required
 Community Standards District: Acton
 Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code Section 22.04.110.

IMPROVEMENTS
 Section 21.32.040: 20-acre parcels; No improvements required.
 Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).
 Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.
 Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.
 Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope ≤ 3%, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.
 Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: "Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards."

ACCESS (TBD)
Primary Access: Escondido Canyon Road Secondary Access: Jones Canyon Road
 Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on

- Maximum of 1,000 feet in length for residential uses with a density \leq 4 dwelling units per acre.
- Maximum cul-de-sac length:
- Section 21.24.040: Modification to cul-de-sac requirements requested.
 - Granted for: _____
 - Not Granted
- Section 21.24.210: Transverse pedestrian way with a grade \leq 30% required through middle of each block > 700 feet in length.
- Section 21.24.220: Dedication required for fire protection access easement \geq 15 feet width from the public highway to the boundary of the subdivision.
- Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope Valley, except on lines designated as highways on the Highway Plan.
- Section 21.24.400: Street improvement required for existing road with insufficient improvements.
- Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end or cul-de-sac street in which a turnaround is installed.
- Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are \geq 20,000 ft² and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.
- Section 21.32.150: Waive street lights since lots are \geq 40,000 sq ft.
- Section 21.32.160: Street tree planting required.
- Section 21.32.180: Sidewalks \geq 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- Section 21.32.190: Waive sidewalks since lots are \geq 15,000 sq ft.
- Section 21.32.200: Pay major thoroughfare and bridge fees:
- Section 21.32.400: Pay drainage facilities fees:
- Prepare a feasibility study to Public Works' satisfaction for:
- Dedicate/offer vehicular access rights on:
- Dedicate/offer complete access rights + construct a wall D-65 Slough on:
- Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.
- OTHER: **See comments**

- DRIVEWAYS (TBD)**
 - Show the driveway system and paving widths on the tentative map.
 - Construct or bond with Public Works for driveway paving as shown on the tentative map.
 - Label the driveway as "Private Driveway Fire Lane" on the final map.
 - Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
 - Provide for maintenance of the common driveway by a:
 - Homeowners Association.
 - Maintenance Agreement.
 - Other:
 - Provide reciprocal easements over _____
 - Show lot lines to the _____
 - Show as lot(s) on final map.

- LOT/BUILDING DESIGN**
 - Section 22.52.043: 50 ft minimum average lot width.
 - Section 22.52.040: 60 ft minimum average lot width since required area is \geq 7,000 sq ft & located in Lancaster District 31 or Palmdale District 54.
 - Section 21.24.300: Provide street frontage \geq average lot width.
 - Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles.
 - Section 21.24.040: Modification to frontage requirements requested.
 - Granted
 - Not Granted
 - Section 21.24.320: Eliminate the flag lots:
 - Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum grade.
 - Section 21.24.260: Reduced lot area and/or width requested for hillside development.
 - Granted. Maximum 43% of the lots may have < the required area if all lots meet the following:
 - If zoning < 10,000 ft²: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
 - If 10,000 ft² < 15,000 ft²: Minimum area: 70% of required area. Minimum average width: 60 feet.
 - If 15,000 ft² < 30,000 ft²: Minimum area: 70% of required area. Minimum average width: 80 feet.

- If $\geq 30,000$ ft²: Minimum area 65% of required area. Minimum average width: 100 feet.
- Not Granted.
- Section 21.24.310. Eliminate the acute angle point on lots:
- Permission is granted to adjust lot lines to Regional Planning satisfaction.
- Provide evidence that each lot meets zoning requirements.
- Show the setbacks on the tentative map.
- Setback modification requested.
- Granted. Setbacks modified to:
- Not Granted
- Existing structure(s) shown on lot(s) _____ to remain. Their continued existence at the present location is in conformance with the requirements of the Zoning Ordinance.
- Existing structure(s) shown on lot(s) _____ to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval.
- OTHER: **Nonurban 1 Area, Antelope Valley Area Plan Land Use Policy Map:**
 - a. Minimum Lot Area.** Gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.
 - c. Lot Width and Length for Irregular Lots.** An average width of not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.
 - d. Lot Setbacks.** Front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.

- OPEN SPACE (TBD)**
 - Dedicate construction rights.
 - Provide for ownership and maintenance by a:
 - Homeowners Association. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
 - Other: _____
 - Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
 - Number as lots on the final map.
 - Provide a minimum of 15 feet of access to each lot.

- DEDICATIONS (TBD)**
 - Section 21.28.080: Dedicate easements for: **Trails and Slopes**
 - Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
 - Section 21.28.100: Dedicate right-of-way for required drainage channel.
 - Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
 - Dedicate secondary residential construction rights over lots having twice the required area.

- PARKS**
 - Section 21.24.340: Park space obligation.
 - Sections 21.24.350 and 21.28.120: Local park sites.
 - Section 21.28.130: Private parks.
 - Section 21.28.140: Park fees.
 - Trail requirements.

- OTHER REQUIREMENTS/COMMENTS**
 - Meet requirements of the zone, Subdivision Ordinance: **Acton CSD**
 - Withdraw and cancel tract/parcel map
 - Section 21.38.010 through 21.38.080: Vesting tentative map.
 - Property line returns.
 - Final parcel map waiver requested.
 - Granted
 - Not Granted
 - California Department of Fish and Game impacts. The project:
 - Is *de minimus* in its impact on fish and wildlife. A \$25 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152.
 - Is not *de minimus* in its impact on fish and wildlife. A fee of TBD to the California Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.

1. Show existing 2-foot contours.
2. Show proposed grading.
2. Identify all structures as “to remain” or “to be removed”.
3. Identify all trees (including species and size) and label as “to remain” or “to be removed”.
4. List existing zoning AND proposed zoning.
5. List existing plan designation AND proposed plan designation. (The proposed plan designation is not the proposed density.)
6. Adjacent parcels shown on the map that are not included as part of the proposed subdivision should be labeled as “Not A Part”.
7. Show the FEMA flood zone on the map.
8. Remove “±” from the map and provide accurate area calculations.

Environmental:

1. Please complete the updated environmental assessment form available online at: http://planning.lacounty.gov/assets/upl/apps/env-assess-info_form.pdf. “No” responses must be explained in detail.
2. The drainage onsite is likely under the jurisdiction of California Fish and Wildlife (CFW) and must comply with State requirements as applicable.
3. A fuel modification plan must be submitted to the Fire Department for approval and included as stated below due to the associated environmental impacts.
4. A biological assessment will likely be required to complete the biological resource impact assessment if the County Biologist determines that the site is likely to have and/or support sensitive or endangered species. The information in this report should be mapped as outlined below.
5. Please note that biological-related field work should be conducted in the **spring**.
6. If the site is likely to have and/or support sensitive or endangered species and potentially significant impacts may occur under the proposed design, the project should be redesigned to avoid all impacts. Mitigation should only be considered if there are no feasible modifications to project design.

Community Standards District (CSD) Exhibit:

The Acton Community Standards District (CSD) (LACC §22.44.126) is established to protect and enhance the rural, equestrian and agricultural character of the community and its sensitive features including significant ecological areas, floodplains, hillsides, National Forest, archaeological resources, multipurpose trail system, and Western heritage architectural theme. The standards are intended to ensure reasonable access to public riding and hiking trails, and to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features. In order to determine compliance with the CSD, please provide an exhibit which includes the following:

1. Show existing 2-foot contours.
2. Show proposed grading.
3. Identify rock outcroppings, ridgelines and other unique geologic formations (§22.44.126.C.1).
4. Identify all trees (including species and size) and label as “to remain” or “to be removed” (§22.44.126.C.2).
5. Identify native vegetative communities (§22.44.126.C.2).
6. Note the areas on the plan where sensitive or endangered species are observed or are likely to be present (§22.44.126.C.2).
7. Show the fuel modification impact area (based on the pad) and add a note stating Fire Department requirements (§22.44.126.C.2).
8. Delineate pad area and show square footage on map (§22.44.126.C.2, §22.44.126.C.4).
9. Delineate all anticipated impervious area and provide square footage and percentage of site (§22.44.126.C.4).
10. Show natural drainages and areas of percolation (§22.44.126.C.4).
11. Show proposed access and trails (§22.44.126.C.4, §22.44.126.C.10).

Other:

1. Edit the line work so that it is easier to differentiate (e.g., weight, tone, et cetera).
2. Include a legend for the line work if it is not labeled or easily identifiable.
3. The project is subject to the green building, low impact development and drought-tolerant landscaping ordinances.
4. It is recommended that you present the proposed project to the Acton Town Council.
5. This project is located within Supervisorial District 5 and will be noticed by the County at a 1,000-foot radius.

PUBLIC HEARING

Hearing Officer

Regional Planning Commission

Newspaper: _____

Library: _____

COMMUNITY STANDARDS DISTRICT (CSD)

- | | | | |
|-------------------------------------|---|--------------------------|---|
| <input type="checkbox"/> | Section 22.44.112: East Compton | <input type="checkbox"/> | Section 22.44.113: Agua Dulce |
| <input type="checkbox"/> | Section 22.44.114: Walnut Park | <input type="checkbox"/> | Section 22.44.118: East Los Angeles |
| <input type="checkbox"/> | Section 22.44.119: Topanga Canyon | <input type="checkbox"/> | Section 22.44.120: West Athens-Westmont |
| <input type="checkbox"/> | Section 22.44.121: Twin Lakes | <input type="checkbox"/> | Section 22.44.122: Leona Valley |
| <input type="checkbox"/> | Section 22.44.123: Malibou Lake | <input type="checkbox"/> | Section 22.44.125: Willowbrook |
| <input checked="" type="checkbox"/> | Section 22.44.126: Acton | <input type="checkbox"/> | Section 22.44.127: Altadena |
| <input type="checkbox"/> | Section 22.44.129: Roseberry Park | <input type="checkbox"/> | Section 22.44.130: West Rancho Dominguez-Victoria |
| <input type="checkbox"/> | Section 22.44.131: South San Gabriel | <input type="checkbox"/> | Section 22.44.132: Rowland Heights |
| <input type="checkbox"/> | Section 22.44.133: Santa Monica Mtns North Area | <input type="checkbox"/> | Section 22.44.135: East Pasadena-San Gabriel |
| <input type="checkbox"/> | Section 22.44.136: Avocado Heights | <input type="checkbox"/> | Section 22.44.137: Castaic Area |
-

TOWN COUNCIL

Altadena Town Council
2303 Glen Canyon Road
Altadena, CA 91001

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

- (1) Please see attached Hydrology review comments: Prior to tentative map approval for drainage, clearance from the Grading and Road Units are required.
- (2) Please see attached Grading review sheets (Comments 1 to 8) for comments and requirements.
- (3) Please see attached Road review sheet for comments and requirements.
- (4) Provide a release from the previous engineer of record, Classic Engineering.

HW

Prepared by Henry Wong
pm61971L-rev4.doc

Phone (626) 458-4910

Date 03-05-2013



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

PARCEL MAP NO. 61971

REVISED TENTATIVE MAP DATED 2/5/2013

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

1. Prior to tentative map approval for drainage, clearance from the Grading/Road Unit is required.

Reviewed by  Date 2/28/13 Phone (626) 458-4921
EDEN BERHAN

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

1. Provide information regarding whether the underlying Tentative Tract Map (TTM) for the project site, TR 46205, is active or has expired. If TR 46205 is still active, PM 61971 would be incompatible with the underlying TTM and staff would not be able to recommend approval of PM 61971 as currently shown. Also, if TR 46205 is still active, any proposed modifications to the entitlements would require approval from the Advisory Agency, for example, through submittal of a revised or amended tentative map.
2. Submit a grading exhibit demonstrating that all future street improvements are feasible and compatible with future pads and driveways. The grading exhibit shall include street plan and profile. Vertical grades will need to be tied down to the nearest paved road and the projected vertical and horizontal alignment will need to conform with public standards (street grades are limited to 10%, exceptions will need to be discussed with the Road Section). Include all appropriate topographical data, daylight limits, property ownership, pad and driveway locations, elevation, and longitudinal grades. Driveways shall have proper landings (preferred 4% to 8% at 20 feet) at point of intersection with the street right of way. Additional grading may be required to meet sight distance requirements and line of sight easements, as well as slope and drainage easements, may be required to be dedicated on the final parcel map. For additional information regarding what is to be shown on the grading exhibit, see Comment #8 below.
3. Also demonstrate feasibility that the construction of interim driveway access (to meet fire access needs) for future single-family residence can be extended to the nearest paved road and will not preclude the construction of the future street improvements. Additionally, show all impacted properties and limits of grading.
4. Prior to tentative map approval, submit and obtain approval of a revised soils / geotechnical report, by the Geotechnical and Materials Engineering Division, to evaluate the grading associated with the future development of the parcels as mentioned in Comment #2. The previously approved report did not contemplate the future development of the parcels to include grading for pads, driveways, and compatibility with future street improvements.

5. Evaluate the grading impacts associated with the future development of the parcels in the CEQA document associated with the project. CEQA requires that all foreseeable impacts be evaluated at the tentative map stage.
6. If required by the Department of Regional Planning (Regional Planning) to apply for a Hillside Management Conditional Use Permit (Hillside CUP) and submit a corresponding Exhibit "A" map, the grading exhibit from Comment #2 shall be shown on the Exhibit "A" map.
7. If a Hillside CUP is required by Regional Planning, obtain approval of a drainage concept from the Storm Drain and Hydrology Section prior to tentative map approval. A review fee would also be required.
8. If a Hillside CUP is required by Regional Planning, an exhibit map is required to show the following items:
 - a. Corrected benchmark information (this should also be shown on the tentative map).
 - b. Pad elevations for all proposed rough grading, the pad footprint and associated grading limits, and finished floor elevations for all proposed precise grading.
 - c. Retaining wall information, if applicable. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes.
 - d. Earthwork volume, including cut, fill, import, and export, as applicable.
 - e. Slope set back as required per grading ordinance (J108).
 - f. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned".
 - g. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.

8. If a Hillside CUP is required by Regional Planning, an exhibit map is required to show the following items (continued):
- h. Where trails are required by the Department of Park and Recreation, show the grading limits for the proposed trail on the exhibit map, include the grading quantities in the earthwork volumes, and show a cross-section for existing improvements (if applicable) and proposed improvements for the trails.
 - i. Indicate maintenance responsibilities for all drainage devices.
 - j. Indicate maintenance responsibilities for all slopes to be landscaped per grading ordinance (J110).



Name Diego Rivera Date 02/26/2013 Phone (626) 458-3839
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\61971 rev4.doc

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

1. A grading exhibit map is required to show the followings. The intent is to show capability and feasibility of onsite grading with respect to future improvement on report on Escondido Canyon Road.
 - a. Show and call out all future street improvements, pad elevations, private driveways, and drainage improvements including, but not limited to, driveway aprons, catch basins (if needed), drainage structures, on Escondido Canyon Road.
 - b. Show the limit of any proposed grading and estimated earthwork volumes for the future streets, private driveways, buildable pads, label any existing on-site drainage patterns and off-site drainage patterns.
 - c. Clearly delineate County adopted floodway limits on parcel No. 2 and call out the setback distance between the building pad.

Final review is subject to the approval of the grading exhibit for the design of the future street improvements and driveway access, including the line of sight requirements by the Grading Section of Land Development Division.



Prepared by Tony Hui
pm61971r-rev5.doc

Phone (626) 458-4921

Date 02-28-2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 61971 (Rev.)

TENTATIVE MAP DATED 02-05-2013

- 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:

HW
Prepared by Henry Wong
pm61971L-rev4.doc

Phone (626) 458-4910

Date 03-05-2013

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. The following note shall be placed on all tract and parcel maps with lot sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to standard Los Angeles County development standards."
8. Quitclaim or relocate easements running through proposed structures.
9. Extend lot lines to the center of private and future streets.
10. Grant ingress/egress and utility easements to the public over the private and future or future streets.
11. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. 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.
13. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. 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.

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

HW
Prepared by Henry Wong
pm61971L-rev4.doc

Phone (626) 458-4910

Date 03-05-2013

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

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

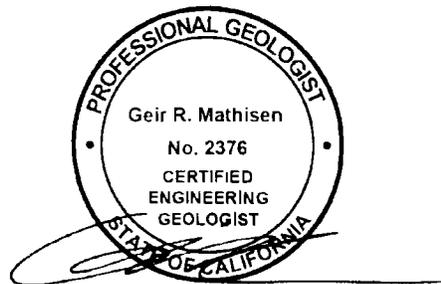
TENTATIVE PARCEL MAP 61971
SUBDIVIDER Watt Enterprises, Ltd.
ENGINEER Land Tech Engineering
GEOLOGIST & SOILS ENGINEER GeoSoils Consultants, Inc.

TENTATIVE MAP DATED 2/5/13 (Revision)
LOCATION Acton
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE 7/7/08, 4/14/08

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 2-20-13 is attached.



Prepared by _____ Date 2/14/13
Geir Mathisen

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA LX001129
Sheet 1 of 1

Ungraded Site Lot(s)

Tentative Parcel Map 61971
Location Acton
Developer/Owner Watt Enterprises, Ltd.
Engineer/Architect Land Tech Engineering
Soils Engineer GeoSoils Consultants, Inc.
Geologist GeoSoils Consultants, Inc.

DISTRIBUTION:
 Drainage
 Grading
 Geo/Soils Central File
 District Engineer
 Geologist
 Soils Engineer
 Engineer/Architect

Review of:

Tentative Parcel Map Dated by Regional Planning 2/5/13 (rev.)
Previous Review Sheet Dated 1/5/10

ACTION:

Tentative Map feasibility is recommended for approval.



Prepared by _____ Date 2/20/13

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/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.
P:\gmepub\Soils Review\Jeremy\PR 61971, Acton, TPM-A_8.doc

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

Approved without conditions. This is a 5+ acres subdivision.

+HW

Prepared by Tony Khalkhali
pm61971s-rev4.doc

Phone (626) 458-4921

Date 02-27-2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 61971 (Rev.)

Page 1/1

TENTATIVE MAP DATED 02-08-2013

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

Approved without conditions. This is a 5+ acres subdivision.

HW

Prepared by Tony Khalkhali
pm61971w-rev4.doc

Phone (626) 458-4921

Date 02-27-2013



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 61971 Map Date February 05, 2013

C.U.P. _____ Vicinity Parker

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **Specific all-weather access requirements will be set during the building plan check phase. The installation of the required access shall be completed prior to the issuance of building permit.**

By Inspector: Juan C. Padilla Date March 7, 2013



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 61971 Tentative Map Date February 05, 2013

Revised Report yes

- Checkboxes for fire hydrant requirements, including flow rates, installation, and testing procedures.

Comments: Proposed lot sizes are greater than 5 acres therefore exempt from water requirement due to Title 21, Section 21.32.110. Specific water requirements will be determined during the building plan check process prior to building permit issuance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations.

By Inspector Juan C. Padilla Date March 7, 2013



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



PARK OBLIGATION REPORT

Tentative Map #	61971	DRP Map Date:	02/05/2013	SCM Date:	03/14/2013	Report Date:	02/28/2013
Park Planning Area #	43B		AGUA DULCE / ACTON			Map Type:	TENTATIVE

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$901

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$901 in-lieu fees.

Trails:

See also attached Trail Report.

Comments:

*****Advisory:**

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

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

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

By: 
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	61971	DRP Map Date:	02/05/2013	SMC Date:	03/14/2013	Report Date:	02/28/2013
Park Planning Area #	43B		AGUA DULCE / ACTON			Map Type:	TENTATIVE

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.11	0.0030	2	0.02
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.02

Park Planning Area = **43B AGUA DULCE / ACTON**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$45,055	\$901

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$45,055	\$901



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

March 5, 2013

TO: Christine Robertson, Planner
Land Divisions Section
Regional Planning

FROM: Kathline King, Chief *OK (on behalf of Kathline King)*
Planning Division
Parks and Recreation

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR
VESTING TENTATIVE PARCEL MAP #61971
(MAP STAMPED BY REGIONAL PLANNING: FEBRUARY 5, 2013)**

The Department of Parks and Recreation (Department) has completed the final review of Tentative Parcel Map #61971. The Acton Community Connector Trail alignment as shown on map is approved releasing the hold on map. The Department requires applicant to dedicate a twelve (12) foot wide trail easement and construct an eight foot (8') width trail to the satisfaction of the Department's trail construction guidelines. The map is approved with the following conditions prior to final map recordation.

Trail Easement Recordation Conditions:

1. Prior to recordation of the Final Map or issuance of a grading permit, building permit or improvement plans, whichever comes first, the Applicant shall:
 - a. Dedicate by separate document to the County of Los Angeles, a twelve (12) foot wide multi-use (hiking, mountain biking and equestrian) trail easement for purposes of the Acton Community Connector Trail as shown on the Tentative Parcel Map #61791. The trail easement shall be recorded as a separate document and the plat map and legal description shall be attached and submitted to the Department of Parks and Recreation for review.
 - b. The following language (in exact form) must be shown for trail dedications on the site plan and in the easement document:

"Grant to the County of Los Angeles a twelve foot (12') wide trail easement for multi-use (hiking, mountain biking and equestrian) purposes for the Acton Community Connector Trail. Full public access shall be provided for the multi-use (hiking, mountain biking, and equestrian) twelve foot (12') wide trail easement."

- c. Submit to the satisfaction of the Department of Parks and Recreation, a cost estimate for the construction of the trail.

Trail Construction Conditions:

2. Prior to the issuance of a grading permit, building permit or improvement plans, whichever comes first, the Applicant shall:
 - a. Submit to the Department of Parks and Recreation grading plans, for construction of an eight-foot (8') multi-use trail within the dedicated trail easement. The grading plans shall include detailed grading information for the required segment of the Acton Community Connector Trail.

Trails shall be designed and constructed in a manner consistent with the County of Los Angeles Trails Manual (Trails Manual). The County of Los Angeles Trails Manual is available online at <http://lacountytrailsmanual.com/>. Significant deviation from the guidelines within the Trails Manual must be approved in writing by the Department of Parks and Recreation.

The detailed grading information for trail construction, shall include all pertinent information required, per Department of Parks and Recreation trail guidelines, and all applicable codes, but not limited to the following:

- i. Cross slope gradients not to exceed four percent (4%) with two (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than 50 feet. The Department will review and may allow running slopes slightly greater than ten percent (10%) on a case by case basis.
- ii. Typical trail section and details to include:
 - Longitudinal (running) gradients
 - Cross slope gradients
 - Name of trail
 - Width of trail – eight feet (8')
- iii. Appropriate retaining walls as needed.
- iv. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department of Parks and Recreation.
- v. Trail easement must be outside of the road right-of-way, and slope easement.
- vi. An electronic copy (AutoCAD 2005 or newer version) of the grading plans shall be submitted on CD or DVD with the hard copy plans.

3. Prior to initiation of trail construction, the Applicant shall:
 - b. Submit a preliminary construction schedule showing milestones for completing the trails. The Applicant's representative shall provide updated trail construction schedules to the Department of Parks and Recreation on a monthly basis. Schedule submittals shall include a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.
 - c. Stake the centerline of the trails. The Applicant's representative shall then schedule a site meeting with the Department of Parks and Recreation Trails Section for trail alignment inspection and approval.
4. Prior to Departmental final acceptance of the constructed trails by the Department of Parks and Recreation, the Applicant shall:
 - b. Notify the Department of Parks and Recreation to schedule a final inspection trail walkthrough within five (5) business days of completion of trail construction, including installation of all required amenities. Any portions of the constructed trail not approved shall be corrected and brought into compliance with the trail construction guidelines within thirty (30) calendar days. Upon completion of the punch list, the applicant shall contact the Department of Parks and Recreation to schedule another site inspection.
 - c. Submit copies of the as-built trail drawings to the Department of Parks and Recreation Trails Section.
 - d. Submit a letter to the Department of Parks and Recreation requesting acceptance of the dedicated constructed trail. The Department of Parks and Recreation will issue a trail acceptance letter only after receiving as-built trail drawings, AutoCAD, and survey data to support the County's trails database.

If you have any questions concerning the trail conditions of approval, please contact Lorrie Bradley at (213) 738-2012 or lbradley@parks.lacounty.gov.



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, MPA, REHS
Director, Bureau of Environmental Protection

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

THAO KOMURA, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5581 • FAX (626) 960-2740

www.publichealth.lacounty.gov



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Parcel Map No. 061971

Vicinity: Acton

Tentative Tract Map Date: February 5, 2013

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Tentative Parcel Map 061971**, subject to the conditions listed below.

1. Public water shall be supplied by the LA County Water District No 37 as proposed.
2. Prior to installation of any onsite wastewater treatment systems (OWTS), a complete feasibility report shall be submitted to the Land Use Program for review and approval. The feasibility report shall be prepared in accordance with the requirements outlined in Environmental Health’s “Onsite Wastewater Treatment System (OWTS) Guidelines”.

Note: If a public sewer connection is available within 200 feet of any part of a proposed building or exterior drainage, all future drainage and piping from any land development shall be connected to such public sewer.

3. If due to the proposed development, grading, geological limitations, required setbacks and flood or surface/ground water related concerns or for any other related reasons, conformance with all applicable requirements cannot be achieved, this conceptual approval shall be rendered void, and the Land Use Program will not recommend issuance of any building/construction permits.

For questions regarding OWTS requirements, please contact Patrick Nejadian at (626) 430-5390.

Prepared by: Thao Komura

Phone No. (626) 430-5581

Date: March 5, 2013