



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

Richard J. Bruckner  
Director

March 18, 2010

TO: Librarian  
County Public Library  
Sunkist Regional Library  
840 North La Puente Avenue  
La Puente, CA 91746.

FROM: Donald Kress   
Regional Planning Assistant II  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1382  
Los Angeles, California 90012

**SUBJECT: PROJECT NO: PM062824 - (1)  
TENTATIVE PARCEL MAP NO. 062824  
13185 Don Julian Road, Avocado Heights**

The subject project is scheduled for a Public Hearing before the Hearing Officer of Los Angeles County on April 20, 2010.

Please have the materials listed below available to the public through May 3, 2010.

If you have any questions regarding this matter, please call Mr. Donald Kress in Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

Attachments: 1. Draft factual  
2. Notice of public hearing  
3. Draft staff report  
4. Draft reports  
5. Copy of Tentative Parcel Map No. 062824, dated October 8, 2009  
6. Land use map



Los Angeles County Department of Regional Planning  
 320 West Temple Street, Los Angeles, California 90012  
 Telephone (213) 974-6433

**PROJECT NO. PM062824 – (1)**  
**TENTATIVE PARCEL MAP NO. 062824**

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE April 20, 2010	

<b>APPLICANT</b> Luis Huante, Yolanda Huante, Carlos Huante, Amada Huante	<b>OWNER</b> Luis Huante, Yolanda Huante, Carlos Huante, Amada Huante	<b>REPRESENTATIVE</b> Fernando Meza
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**REQUEST**  
Tentative Parcel Map: To create two single-family parcels on 0.39 acres.

<b>LOCATION/ADDRESS</b> 13185 Don Julian Road, Avocado Heights	<b>ZONED DISTRICT</b> Puente
<b>ACCESS</b> Don Julian Road	<b>COMMUNITY</b> Avocado Heights
	<b>EXISTING ZONING</b> A-1-6,000 (Light Agricultural-6,000 Square Feet Minimum Required Lot Area)
<b>SIZE</b> 0.39 gross acres	<b>EXISTING LAND USE</b> Single family residence
<b>SHAPE</b> Generally triangular	<b>TOPOGRAPHY</b> Level

**SURROUNDING LAND USES & ZONING**

<b>North:</b> Single-family residences ,undeveloped land, commercial/industrial, Avocado Creek Flood Control Channel/A-1-6,000	<b>East:</b> Single-family residences and undeveloped land/A-1-6,000
<b>South:</b> Single-family residences/A-1-6,000	<b>West:</b> Single-family residences / A-1-6,000, R-1-6,-000 (Single-Family Residence—6,00 Square Feet Minimum Required Lot Area)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	1- Low Density Residential (1-6 DU/AC)	Two dwelling units	Yes

**ENVIRONMENTAL STATUS**  
 Categorical Exemption—Class 15 (Minor Land Divisions)

**DESCRIPTION OF SITE PLAN**  
 The tentative parcel map dated October 8, 2009, depicts a total of two (2) parcels on 0.39 acres. The subject property is located south of the Avocado Creek Flood Control Channel. Parcel No. 1 will have a net area of 7,537 square feet and Parcel No. 2 will have a net area of 9,500 square feet. Both parcels will have frontage on Don Julian Road. Parcel No. 1 will have 96.64 feet of frontage and Parcel No. 2 will have 53.36 feet of frontage. Both parcels will take access off of Don Julian Road. The project site is currently improved with one single family residence and one garage, both of which will remain on proposed Parcel No. 2.

**KEY ISSUES**

- The subject property is within the Avocado Heights CSD.

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b>		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

\*(O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

APPROVAL

DENIAL

No improvements      \_\_\_ 20 Acre Lots      \_\_\_ 10 Acre Lots      \_\_\_ 2½ Acre Lots      \_\_\_ Sect 191.2

Street improvements      \_\_\_ Paving      \_\_\_ Curbs and Gutters      X Street Lights

X Street Trees      \_\_\_ Inverted Shoulder      X Sidewalks      \_\_\_ Off Site Paving \_\_\_ ft.

Water Mains and Hydrants

Drainage Facilities

Sewer       Septic Tanks       Other \_\_\_\_\_

Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

Prepared by: Donald Kress



# Los Angeles County Department of Regional Planning



*Planning for the Challenges Ahead*

## NOTICE OF PUBLIC HEARING FOR PROPOSED LAND DIVISION

Richard J. Bruckner  
Director

**PROJECT NO. PM062824 – (1)  
TENTATIVE PARCEL MAP NO. 062824**

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on April 20, 2010, at 9:00 a.m., in Room 150, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 am. Interested persons will be given an opportunity to testify.

**Environmental Determination:** The project is categorically exempt Class 15 - Minor Land Divisions, pursuant to the California Environmental Quality Act (CEQA) and the Los Angeles County environmental reporting guidelines.

**Description of Proposal:** The parcel map proposes to create two single-family lots on 0.39 gross acres.

**Location of Property:** 13185 Don Julian Road, Avocado Heights, within the Puente Zoned District.

This case does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Donald Kress. You may also obtain additional information concerning this case by phoning Donald Kress at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If you challenge a County action in Court, you may be limited to raising only those issues your or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Hearing Officer at, or prior to, the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning March 19, 2010 at the Sunkist Regional Library, 840 North La Puente Avenue, La Puente, CA 91746. Selected materials are also available on the Department of Regional Planning website at "<http://planning.lacounty.gov/case.htm>."

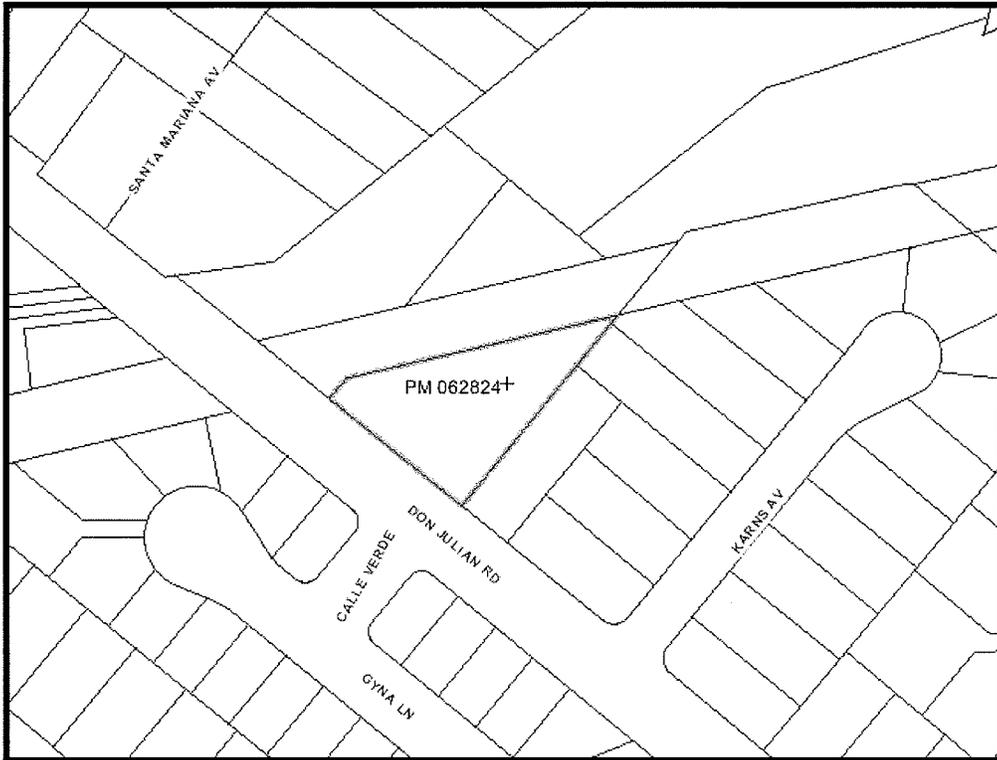
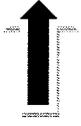
Richard J. Bruckner  
Director

**"ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

**"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Proteccion del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 2 parcelas en 0.39 acres. La audiencia publica para considerar el proyecto se llevara acabo el 20 de abril de 2010. Si necesita mas informacion, o si quiere este aviso en Espanol, por favor llame al Departamento de Planificacion al (213) 974-6466."**

VICINITY MAP  
No Scale

NORTH



**PROJECT NO. PM062824 – (1)**  
**TENTATIVE PARCEL MAP NO. 062824**  
**DRAFT STAFF ANALYSIS**  
**FOR APRIL 20, 2010 HEARING OFFICER PUBLIC HEARING**

**PROJECT OVERVIEW**

The applicants, Luis Huante, Yolanda Huante, Carlos Huante, and Amada Huante, propose the creation of two single-family parcels on approximately 0.39 acres. The proposal requires approval of Tentative Parcel Map No. 062824 (“PM 062824”) for the subdivision.

The subject property is located at 13185 Don Julian Road, Avocado Heights within the Avocado Heights Community Standards District (“CSD”) in the Puente Zoned District.

Major project features include:

- The project is included within the Avocado Heights CSD.

A Class 15 Categorical Exemption (Minor Land Divisions) has been recommended for this project pursuant to the California Environmental Quality Act (“CEQA”) and the Los Angeles County Environmental Guidelines.

**DESCRIPTION OF PROJECT PROPERTY**

Location: 13185 Don Julian Road, in the Puente Zoned District in the unincorporated community of Avocado Heights in the Puente Zoned District.

Physical Features: The subject property is approximately 0.39 acres in size and comprised of one lot. The property is generally triangular in shape with level terrain. It is improved with one single family residence and one garage, both of which will remain.

Access: The property has frontage on Don Julian Road, a 60-foot-wide dedicated public street. Both parcels will take access directly from Don Julian Road.

Services: Domestic water service will be provided by the San Gabriel Valley Water Company. Domestic sewer service will be provided by the Los Angeles County Sanitation District No. 15. The project is within the boundaries of the Bassett Unified School District.

**ENTITLEMENTS REQUESTED**

Tentative Parcel Map: The applicant requests approval of Tentative PM 062824 to create two single-family parcels on approximately 0.39 acres.

**EXISTING ZONING**

Subject Property: The subject property is zoned A-1-6,000 (Light Agricultural – 6,000 Square Feet Minimum Required Lot Area).

Surrounding Properties:

NORTH: A-1-6,000  
EAST: A-1-6,000  
SOUTH: A-1-6,000  
WEST: A-1-6,000

**EXISTING LAND USES**

Subject Property: The subject property consists of one lot improved with one single-family residence to remain.

Surrounding Properties:

NORTH: Avocado Creek Flood Control Channel; vacant land; single-family residences; multi-family residences; commercial/industrial.  
EAST: Single-family residences  
SOUTH: Single-family residences  
WEST: Single-family residences; one multi-family residence.

**PREVIOUS CASE/ZONING HISTORY**

The current A-1-6,000 zoning on the subject property became effective on July 24, 1948, following the adoption of Ordinance Number 5122. The CSD became effective on October 28, 2003, following the adoption of Ordinance Number 2003-0074.

This project was previously heard before the Hearing Officer on October 17, 2006. The project was continued off-calendar to resolve issues regarding 1,100 cubic yards of fill grading. After the October 17, 2006, public hearing, staff determined that grading as proposed for this project does not require a separate entitlement as it is not considered a solid fill project, and is below the 100,000 cubic yard threshold for on-site project grading. No grading is proposed by the current map.

This project was again scheduled for public hearing on February 20, 2008. The hearing was continued because a Stop Work Order was issued on February 12, 2007, by the Building and Safety Division of the Department of Public Works (“Building and Safety”) for a single family residence under construction. The applicant was required to clear these violations and have a plot plan for the residence approved by Regional Planning. Plot Plan No. 200602154 for a 2,030-square foot single family residence with a 400 square foot attached garage was approved on June 27, 2007. These violations were resolved in April, 2008.

As part of the review of Plot Plan No.200602154, it was discovered that the legal description in the deed of December 18, 2006 conveying the property to the current owners was incorrect. Resolution of this case required review by Land Divisions and Land Divisions Research Sections of the Los Angeles County Department of Regional Planning (“Regional Planning”) of the Los Angeles County Office of County Counsel (“County Counsel”) and meetings with the current and former owners. This situation was resolved to the satisfaction of the Regional Planning in March, 2008. A Certificate of Compliance (“C of C”) was issued and recorded by Regional Planning on May 27, 2007, based on a corrected deed. The applicant submitted a revised tentative map on October 8, 2009 depicting the property boundaries as in the C of C and the existing house which was completed in July, 2007. This map cleared all Subdivision Committee holds on November 5, 2009.

### **PROJECT DESCRIPTION**

PM 062824, dated October 8, 2009 depicts a residential development of two single-family parcels on approximately 0.39 gross acres (0.39 net acres) located to the south of the Avocado Creek flood control channel. The project site is improved with one single family residence. The proposed parcel will take access from Don Julian Road, a 60-foot wide dedicated public street. Parcel No. 1 will have a net area of 7,537 square feet and Parcel No. 2 will have a net area of 9,500 square feet. No grading is proposed.

### **AVOCADO HEIGHTS CSD**

Pursuant to Section 22.44.136 of the County Code, the applicant must meet all applicable development standards of the CSD. At the time of future development, the residences will be subject to plot plan review and must meet the development standards of the CSD and County Code. These include:

- Front yard landscaping: For lots 40 feet or greater in width, front yards shall have a minimum of 50 percent landscaping.
- Front yard fences: Notwithstanding subsection A of Section 22.48.160, a front yard fence may exceed three-and-one-half (3 ½) feet in height provided:
  - i. The portions of the fence above 3 ½ feet are built so as not to completely obstruct the public’s view; and
  - ii. If the fence is chain link or wrought-iron, the fence may not exceed 6 feet in height.
- Lot coverage: The maximum lot coverage for structures of any type, including structures for hours animals, shall be (0.25 X net lot area) + 1,000 square feet.

- Minimum front yard depth: The minimum front yard depth shall be equal to the average depth of all front yards on the same block and same side of the street as the subject property.
- Minimum rear yard depth: The minimum rear yard depth for lots of with the area of the proposed lots shall be 25 feet.

### **GENERAL PLAN CONSISTENCY**

The subject property is consistent with the Los Angeles Countywide General Plan (“General Plan”) and depicted within the Low Density Residential category (Category 1) on the Land Use Policy Map. This category of the General Plan identifies areas particularly suitable for single-family detached housing units and is intended to maintain the character of existing low density residential neighborhoods with densities up to six units per gross acre. The applicant’s proposal to create two parcels, approximately five dwelling units per acre, is consistent with the density allowed under the land use category.

Applicable General Plan policies and goals include:

#### **Land Use and Urban Development Pattern**

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land. (page G-14, policy no. 17)
- Promote compatible, environmentally sensitive development of by-passed vacant land in urban areas. (page G-14, policy no. 21)

#### **Housing and Community Development**

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities). (page G-16, policy no. 43)
- Promote the provision of an adequate supply of housing by location, type and price. (page G-16, policy no. 47)
- Promote the provision of an adequate supply of housing by location, type and price. (page G-16, policy no. 47)

#### **Compatibility of Development**

- Ensure that future land division activity within Los Angeles County occurs in strict compliance with State and local laws. (page LU-11, policy no. 18)

**ENVIRONMENTAL DOCUMENTATION**

A Class 15 Categorical Exemption has been recommended for this project pursuant to the California Environmental Quality Act (“CEQA”) and the Los Angeles County Environmental Guidelines. Under a Class 15 Categorical Exemption, divisions of property in urbanized areas zoned for residential use into four or fewer parcels, which meet certain requirements, are exempt from provisions of CEQA.

**COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS**

The Los Angeles County Subdivision Committee (“Subdivision Committee”) consists of the Los Angeles County Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the tentative parcel map dated October 8, 2009 and recommends the attached conditions.

**LEGAL NOTIFICATION/COMMUNITY OUTREACH**

On March 15, 2010 approximately 361 notices of public hearing were mailed to property owners within a 1,000-foot radius of the subject property. The public hearing notice was scheduled to be published in The San Gabriel Valley Tribune on March 18, 2010 and in La Opinion on March 17, 2010. Project materials, including tentative parcel map, land use map and recommended conditions were mailed to the Los Angeles County Public Library, Sunkist Regional Library, on March 16, 2010. A public hearing notice was required to be posted on the subject property fronting Don Julian Road on prior to March 20, 2010. Public hearing materials were also posted on the Department of Regional Planning’s website prior to March 20, 2010.

**CORRESPONDENCE RECEIVED BEFORE PUBLIC HEARING**

As of this date, e-mail correspondence was received from Supervisor Molina’s office concerning the status of construction that had already begun on this property and the possibility of conditional approval of this map on providing curb and sidewalks for a part of Santa Mariana Avenue. This correspondence was received prior to the February 20, 2007 Hearing Officer public hearing. The concern about construction on the subject property expressed in this correspondence has since been resolved. The concern about improvements on Santa Mariana Avenue is not applicable as the subject property does not front on Santa Mariana Avenue.

**STAFF EVALUATION**

The proposed development is consistent with provisions of the General Plan, including a maximum of two dwelling units permitted on the subject property. The proposed project is also consistent with the existing lot sizes and character of the surrounding area. Any future development will be required to comply with existing Avocado Heights CSD provisions.

**STAFF RECOMMENDATION**

The following recommendation is subject to change based on oral testimony or documentary evidence submitted during the public hearing process.

Staff recommends that the Hearing Officer close the public hearing and approve PM 062824 subject to the attached conditions.

**Attachments:**

- Factual
- Draft Conditions
- Tentative Parcel Map No. 062824, dated October 8, 2009
- Land Use Map

SMT:DCK:dck  
3/17/10

**DRAFT CONDITIONS:**

1. Conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance), the area requirements of the A-1 zone, and the Avocado Heights Community Standards District.
2. All future development must comply with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
3. The subdivider or successor in interest shall plant at least one tree of a non-invasive species in the front yard of each parcel. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved Regional Planning and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
4. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian ("Librarian") prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in Planning Area No. 4, East San Gabriel Valley, in the amount required by Chapter 22.72 at the time of payment (currently \$788.00 per dwelling unit) and provide proof of payment to the Department of Regional Planning. The fee is subject to adjustment as provided for in applicable local and State law. The subdivider may contact the Librarian at (562) 940-8450 regarding payment of fees.
5. For the posting of any performance bonds for conditions herein, inspections related to the verification of improvement(s) installation and/or construction shall be conducted by Regional Planning. Upon request for a bond release, the subdivider shall pay the amount charged for bond release inspections, which shall be the amount equal to the recovery cost at the time of payment (currently \$200.00 per inspection).
6. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to

promptly notify the subdivider of any claim, action, or proceeding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.

7. In the event that any claim, action, or proceeding as described in the condition above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
  - c. The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.
8. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, Los Angeles County Fire Department, Los Angeles County Department of Parks and Recreation, and the Los Angeles County Department of Public Health, in addition to Regional Planning.

The following reports consisting of 10 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. 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.
8. 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.
9. 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.
10. 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  
pm62824L-rev4.doc

Phone (626) 458-4910

Date 11-03-2009



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

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

PARCEL MAP NO.: 62824

TENTATIVE MAP DATE: 10/08/09

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

**Prior to recordation of a Final Map or Parcel map Waiver:**

1. Approval of this map pertaining to drainage is recommended (No grading is proposed on the Tentative Map or Application).

**Prior to building permits:**

1. Per County Code Section 12.84.460 comply with LID requirements in accordance with the Low Impact Development Standards Manual which can be found at [http://dpw.lacounty.gov/wmd/LA\\_County\\_LID\\_Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf)

A1 Name Lizbeth Cordova Date 10/22/09 Phone (626) 458-4921  
LIZBETH CORDOVA

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
PARCEL MAP NO. 062824REV

Page 1/2

TENTATIVE MAP DATED 10-08-2009

1. Approval of this map pertaining to grading is recommended.

*MDE*  
Name David Esfandi Date 11/03/09 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\62824 Rev4.doc

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  
Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE PARCEL MAP 62824  
SUBDIVIDER Huante  
ENGINEER Meza  
GEOLOGIST ---  
SOILS ENGINEER The Soil Guys

TENTATIVE MAP DATED 10/8/09 (Revision)  
LOCATION La Puente  
GRADING BY SUBDIVIDER [N] (Y or N)  
REPORT DATE ---  
REPORT DATE 9/8/05

**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.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 10/26/09 is attached.

Reviewed by  Date 10/27/09  
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 Lots

Tentative Parcel Map 62824  
Location Don Julian Road, La Puente  
Developer/Owner Huante  
Engineer/Architect Meza  
Soils Engineer The Soil Guys (SG0508161)  
Geologist ---

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

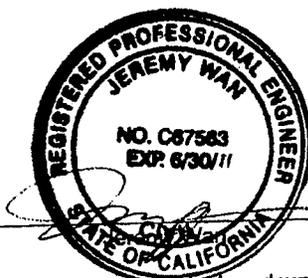
Review of:

Tentative Parcel Map Dated by Regional Planning 10/8/09 (rev.)  
Soils Engineering Report Dated 9/8/05  
Previous Review Sheet Dated 5/13/08

ACTION:

Tentative Map feasibility is recommended for approval.

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



Prepared by \_\_\_\_\_

Date 10/26/09

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gis/gismedsurvey>.  
**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.

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

1. Construct new driveways to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
2. Construct additional sidewalk pop-out along the property frontage on Don Julian Road in the vicinity of any above ground utilities to meet current ADA requirements to the satisfaction of Public Works.
3. Plant street trees along the property frontage on Don Julian Road.
4. Install postal delivery receptacles in groups to serve two or more residential parcels.
5. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring on Don Julian Road along the property frontage to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
    - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
    - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
    - (3) Submit a map of the proposed development including any roadways

conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
  - d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of “as-built” plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.
7. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
  8. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of the Public Works.

RC

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
PARCEL MAP NO. 62824 (Rev.)

Page 1/1

TENTATIVE MAP DATED 10-08-2009

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. There is existing sewer in the area.

*HW*

Prepared by Tony Khalkhali  
pm62824s-rev4.doc

Phone (626) 458-4921

Date 11-03-2009

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

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

*HW*  
Prepared by Tony Khalkhali  
pm62824w-rev4.doc

Phone (626) 458-4921

Date 11-03-2009



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: P.M. 62824 Map Date October 08, 2009

C.U.P. \_\_\_\_\_ Map Grid 0302B

- 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 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final 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: **ACCESS FROM THE PUBLIC STREET IS ADEQUATE.**

By Inspector: Juan C. Padilla Date November 3, 2009

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



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. P.M. 62824 Tentative Map Date October 08, 2009

Revised Report YES

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

Comments: Per San Gabriel Valley Water Company test dated 02-15-06, fire flow is adequate.

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

By Inspector Juan C. Padilla Date November 3, 2009



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>62824</b>	DRP Map Date: <b>10/08/2009</b>	SCM Date: / /	Report Date: <b>11/05/2009</b>
Park Planning Area #	<b>7</b>	<b>AVOCADO HEIGHTS / WEST PUENTE VALLEY</b>		Map Type: <b>REV. (REV RECD)</b>

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:	\$2,293

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$2,293 in-lieu fees.

**Trails:**

No trails.

**Comments:**

Proposed to create two (2) single family lots with (1) one sf dwelling proposed and (1) one existing to remain

**Advisory:**

Advisory: the Representative Land Values (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 1<sup>st</sup> 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 1<sup>st</sup> 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 Sheila 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) 351-5135.

By:   
James Barber, Land Acquisition & Development Section

Supv D 1st  
November 04, 2009 13:13:56  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>62824</b>	DRP Map Date: 10/08/2009	SMC Date: / /	Report Date: 11/05/2009
Park Planning Area #	<b>7</b>	<b>AVOCADO HEIGHTS / WEST PUENTE VALLEY</b>		Map Type: REV. (REV RECD)

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	4.53	0.0030	1	0.01
M.F. < 5 Units	4.60	0.0030	0	0.00
M.F. >= 5 Units	2.71	0.0030	0	0.00
Mobile Units	3.18	0.0030	0	0.00
Exempt Units			1	
<b>Total Acre Obligation =</b>				<b>0.01</b>

Park Planning Area = 7 AVOCADO HEIGHTS / WEST PUENTE VALLEY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$229,349	<b>\$2,293</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$229,349	<b>\$2,293</b>



COUNTY OF LOS ANGELES

# Public Health

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

JONATHAN E. FREEDMAN  
Chief Deputy Director

ANGELO J. BELLOMO, REHS  
Director of Environmental Health

ALFONSO MEDINA, REHS  
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS  
Acting Environmental Health Staff Specialist  
5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5280 • FAX (626) 960-2740

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)



BOARD OF SUPERVISORS

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Fifth District

November 5, 2009

RFS No. 09-0029669

Parcel Map No. 062824

Vicinity: Basset

Tentative Parcel Map Date: October 14, 2009 (4<sup>th</sup> Revision)



Environmental Health recommends approval of this tentative map.



Environmental Health does **NOT** recommend approval of this tentative map.

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 062824** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **San Gabriel Valley Water Company**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facility of the **Los Angeles County Sanitation District**, as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5262.

Respectfully,

Ken Habaradas, REHS  
Bureau of Environmental Protection

## Kress, Donald

---

**From:** Gutierrez, Anita [AGutierrez@lacbos.org]  
**Sent:** Thursday, February 08, 2007 2:16 PM  
**To:** Englund, Nicole; Kress, Donald  
**Subject:** RE: Avocado Heights SF lots

Yes - they want a condition for road improvements on Mariana - including curb and sidewalks

-----Original Message-----

**From:** Englund, Nicole  
**Sent:** Thursday, February 08, 2007 2:14 PM  
**To:** Gutierrez, Anita; 'dkress@planning.lacounty.gov'  
**Subject:** Re: Avocado Heights SF lots

And don't forget about the street they wanted improved also as a condition.

-----Original Message-----

**From:** Gutierrez, Anita  
**To:** Donald Kress <dkress@planning.lacounty.gov>  
**CC:** Englund, Nicole  
**Sent:** Thu Feb 08 14:10:29 2007  
**Subject:** Avocado Heights SF lots

Hey Donald,

We spoke yesterday about these two lots coming up for hearing on the 20th. I attended a community mtg last night in the area and residents raised concerns about construction already being started and cement being poured. Have they received any notices of violation? Do they have any permits yet? Pls check out - thanks.

ANITA D. GUTIERREZ  
Planning Deputy for Supervisor Gloria Molina Los Angeles County Board of Supervisors 500 West Temple Street, Room 856 Los Angeles, California  
90012 [agutierrez@lacbos.org](mailto:agutierrez@lacbos.org)  
(213) 974-4111 - Office  
(213) 613-1739 - Fax