



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

**PROJECT NUMBER**

2013-00954-(2)

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Vesting Tentative Parcel Map No. 071909  
Housing Permit No. 201300001  
Environmental Assessment No. 201300084

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT/SUBDIVIDER**

LA County CDC/Mayan Development/Dream America  
Community Development Corporation

**MAP/EXHIBIT  
DATE:**

4-12-2013

**SCM REPORT  
DATE:**

5-9-2013

**SCM DATE:**

TBD

**PROJECT OVERVIEW**

Create two single family lots over .24 acres and an administrative housing permit for low-income housing.

**MAP STAGE**

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

**MAP STATUS**

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       Additional Revisions (requires a fee):

**LOCATION**

1932 E. 119<sup>th</sup> Street, Willowbrook

**ACCESS**

119<sup>th</sup> Street

**ASSESSORS PARCEL NUMBER(S)**

6150-007-902

**SITE AREA**

10,501 net (12,251 gross) acres

**GENERAL PLAN / LOCAL PLAN**

Category 2 (6-12 du/ac)

**ZONED DISTRICT**

Willowbrook-Enterprise

**SUP DISTRICT**

2

**LAND USE DESIGNATION**

Countywide

**ZONE**

R-1

**PROPOSED UNITS  
(DU/AC)**

2

**MAX DENSITY/UNITS  
(DU/AC)**

2

**COMMUNITY STANDARDS DISTRICT**

Willowbrook

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Alejandrina C. Baldwin (213) 974-6433 <a href="mailto:acbaldwin@planning.lacounty.gov">acbaldwin@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Cleared	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required:       Reschedule for Subdivision Committee Meeting:   
Exhibit Map Revision Required:       Reschedule for Subdivision Committee Reports Only:   
Revised Application Required:       Other Holds (see below):

## REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

### Tentative Map:

- Clarify the location of the property line. The line weight noted on the key is not the same line as what is shown on the map as the property line. It was unclear what the flag lot design was.
- Include a detailed cross section of the public street.
- Clarify if the chain link fence will remain or is to be removed.
- Remove the outline of the single-family homes. Only the lot lines and driveway easement should be depicted.
- Add a note referencing the housing permit and request to modify the required frontage, average width, and lot size.

### Administrative Housing Permit Site Plan:

- Additional revisions of the elevations or floor plans are not necessary. Only the site plan will be needed in the review and processing of this permit.
- Revise the map to read "Housing Permit No. 201300001 Exhibit Map". This map will be used for information only purposes, as the approval of the housing permit will not approve the construction of the homes. After recordation of the single family lots, a separate site plan application must be submitted for the approval of the homes.
- Please specify at this time the percentage of reduction being requested. The housing permit will specify the approval of a side yard setback reduction.
- The maximum on-menu side yard setback modification is 20% of the requirement. For this project, the side yard setbacks can be reduced to a minimum of 4 ft on each side through an on-menu incentive.
- If a further side yard reduction is required, it can be requested through an off-menu incentive instead.
- Please include a note that specifies the incentives being requested. The following information should be included in note or chart format:

<b>PM 071909 Requested Incentives</b>			
<b>Development Standards</b>		<b>Required</b>	<b>Proposing</b>
<b>Table D Incentives (on-menu, max 3)</b>	Side Setback (max 20% reduction)	5 ft	Parcel 1- 3 ft side setbacks (if site plan is redesigned, otherwise see below)
	Lot Size (max 50% reduction)	5,000 sq ft	Parcel 1- 3,592 sq ft Parcel 2- 4,178 sq ft
	Lot Width (max 50% reduction)	50 ft	Parcel 1- 35 ft Parcel 2- 50 ft
<b>Additional Incentives (off-menu, max 3)</b>	Frontage	Same as average width	Parcel 1- 35 ft Parcel 2- 15 ft
	Side Setbacks	5 feet	Parcel 1- 4 ft east side setback

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 71909

TENTATIVE MAP DATED 04-10-2013

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 an approved hydrology report and Low Impact Development Plan. Please see attached Drainage review sheet (Comments 1 and 3) for comments and requirements.
- (2) Provide an approved soils report. Please see attached Geological and Soils Engineering review sheet (Comments 1, 3 and 5) for comments and requirements.
- (3) Provide an approved geotechnical report. Please see attached Geological and Soils Engineering review sheet (Comment No's. 2, 4 and 6) for comments and requirements.
- (4) Please see attached Grading review sheet (Comment 3) for comments and requirements.
- (5) Provide an approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (6) Obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (7) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- (8) A revised tentative map and a revised exhibit map is required to show the following additional items:
  - a. Add in "MINOR LAND DIVISION: to the title description.
  - b. Provide full address of the subject property.
  - c. Label the two parcels as "Parcel 1" and "Parcel 2.
  - d. Show existing and proposed sewer and water laterals to each building.
  - e. Provide full cross-section for 119<sup>th</sup> Street showing the existing and proposed improvements.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 71909

TENTATIVE MAP DATED 04-10-2013

- f. Label all easements as “to remain”, “to be relocated”, or “to be abandoned”. If easement is to be abandoned, indicate the proposed timing of the abandonment.
  - g. Label driveway as "Private Driveway and Fire Lane".
  - h. Show the proposed earthwork import amount (250 CY).
  - i. Please see attached Drainage review sheet (Comment 2) for comments and requirements.
  - j. Please see attached Grading review sheet (Comment 2) for comments and requirements.
  - k. Please see attached Road review sheet (Comment 1) for comments and requirements.
  - l. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
  - m. Please see attached Water review sheet (Comment 2) for comments and requirements.
- (9) On the “Land Division Application”, remove the “x” marked for “No Grading proposed”.

Prepared by  John Chin

Phone (626) 458-4918

Date 05-07-2013

pm71909L-new.doc  
<http://planning.lacounty.gov/case/view/r2013-00954/>



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

PARCEL MAP NO. 71909

TENTATIVE MAP DATED 04/10/13

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Show slopes for existing and proposed streets and/or driveways. Provide a drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
3. A Low Impact Development (LID) Plan (as part of the hydrology report) is required prior to the tentative approval of the map.
  - Per County Code Section 12.84.460 comply with LID requirements and provide calculations 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)

By *Ernesto J Rivera* Date 05/07/13 Phone (626) 458-4921  
Ernesto J Rivera

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

DISTRIBUTION
Geologist
Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE PARCEL MAP 71909
SUBDIVIDER L.A. County Community Development Commission
ENGINEER
GEOLOGIST
SOILS ENGINEER

TENTATIVE MAP DATED 4/10/13
LOCATION Willowbrook
REPORT DATE
REPORT DATE

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

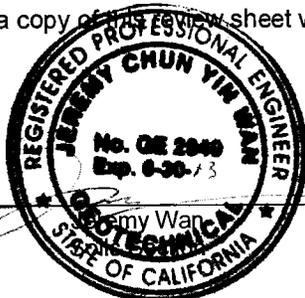
- 1. Provide a soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: http://dpw.lacounty.gov/gmed/manual.pdf
2. Based on the State of California Seismic Hazard Maps, the subject site is located in an area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code § 2697 and California Code of Regulations § 3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works, (available on the internet at http://dpw.lacounty.gov/gmed/manual.pdf), and DMG Special Publication 117. Provide this office with two (2) original copies of the report for review and distribution to the State of California.

All parameters and data utilized in the liquefaction analysis must comply the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.

- 3. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. Recommend mitigation as necessary.
4. Show the following on the geotechnical map, if applicable:
a. Existing and proposed grades.
b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
c. Location of "Restricted Use Areas."
5. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.
6. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

NOTE: Provide a copy of review sheet with your resubmittal.

Prepared by



Handwritten signature of Charles Nestle

Charles Nestle
Geology Section

Date 4/23/13

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

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 revised tentative map and/or exhibit map is required to show the following additional items:
  - a. Earthwork volumes for import, export, over-excavation, and re-compaction as applicable.
  - b. For the existing on-site easements listed, provide the name(s) of the holders, document numbers, and recorded dates. Label all easements as “to remain”, “to be relocated”, or “to be abandoned”.
  - c. Callout the “Concrete Driveway” to be “Private Driveway and Fire lane” and delineate the limits of the entire fire lane, including any turn around areas required by the fire department, longitudinal grades, and pavement dimension.
  - d. Indicate maintenance responsibilities for all drainage devices.
  - e. Show contour lines and elevations at the project boundary, including the existing drainage pattern from all neighboring properties.
  - f. Show the street name for Section A-A, the proposed dedication area for 119<sup>th</sup> Street, and modify the associated grading limits on the plan to provide a minimum of 3 feet behind the R/W lines before the grading hinge point.
  - g. Label all existing trees that interfere with the project site as “to remain”, “to be relocated”, “to be trimmed”, or “to be removed”. Call out the species if it is an oak tree.
  - h. Reconcile symbol used for proposed street dedication symbol. The same symbol is also used for recorded utility easement.
2. Reconcile grading quantities shown on the tentative map and subdivision application (grading quantities shall include cut, fill, import, export, over-excavation, and re-compaction). The application indicates that the earthwork is to be balanced on-site, but that an import of 250 cubic yards is required. Also, it states that no grading is proposed. Please submit a revised application to clarify the inconsistencies between these three statements.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – GRADING  
PARCEL MAP NO. 71909

Page 2/2

TENTATIVE MAP DATED 04-10-2013  
SITE PLAN DATED 04-10-2013

3. Approval of the latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.

*DGR*

Name Diego Rivera Date 05/07/2013 Phone (626) 458-3839  
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\71909.doc

TENTATIVE MAP DATED 04-10-2013  
SITE PLAN DATED 04-10-2013

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 revised tentative map and site plan are required to show the following additional items:
  - a. Revise Section A-A to show the proposed 10 feet Private and Future offer.
  - b. The existing power pole is within the proposed top of 'x' of a standard driveway. Either relocate the power pole 5 feet from the proposed driveway or shift the driveway 5 feet from the existing power pole to accommodate the 4 feet 'x' portion of the driveway and the 1 foot minimum spacing between the power pole and top of 'x'.
  - c. Label the proposed concrete driveway as "Private Drive and Fire Lane".
  - d. Modify the vicinity map to show the 105 freeway instead of the 405 freeway.

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) Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
- (2) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
- (3) A revised tentative map is required to show the following additional items:
  - a. Show how the proposed development is to be served by existing public sewer and call out the proposed points of connection.
  - b. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.

  
Prepared by Tony Khalkhali

pm71909s.doc

Phone (626) 458-4921

Date 05-02-2013

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 "Will Serve Letter" 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.
2. A revised tentative map is required to show the following items:
  - a. Show how Parcels 1 and 2 are to be served by existing public water and call out the proposed points of connection.
  - b. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.



Prepared by Tony Khalkhali  
pm71909w.doc

Phone (626) 458-4921

Date 05-02-2013

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 71909

TENTATIVE MAP DATED 04-10-2013

- 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:



Prepared by John Chin

Phone (626) 458-4918

Date 05-06-2013

pm71909L-new.doc  
<http://planning.lacounty.gov/case/view/r2013-00954/>

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. Quitclaim or relocate easements running through proposed structures.

8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveway to the satisfaction of public works.
10. 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.
11. 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.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. 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.

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

1. Make an offer of private and future right of way 10 feet beyond the existing right of way dedication along the property frontage on 119<sup>th</sup> Street. Portion of this offer may be dedicated to accommodate a standard driveway with sidewalk transitions that meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
2. Whenever there is an offer of a private and future street, provide a drainage statement/letter.
3. Reconstruct the driveway to meet current ADA requirements to the satisfaction of Public Works.
4. Repair any damaged improvement during construction along the property frontage on 119<sup>th</sup> Street to the satisfaction of Public Works.
5. Execute a covenant for private maintenance of curb/parkway drains and landscaping within the public right of way; if any, to the satisfaction of Public Works.
6. Install postal delivery receptacles in groups to serve two or more residential parcels/lots.
7. Plant street trees along the property frontage on 119<sup>th</sup> Street to the satisfaction of Public Works.
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 Public Works.



**COUNTY OF LOS ANGELES**  
**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision No: PM 71909 Map Date: April 10, 2013

C.U.P. \_\_\_\_\_ Vicinity: 0581C

- 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 503 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 "Preliminary 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 approved address numbers and Department of Public Works approved street signs 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: **Provide a minimum paved unobstructed width of 20 feet Fire Lane to within 150 feet of all exterior walls of all proposed structures, the fire lane shall be labeled as "Private Driveway and Fire Lane" on the Tentative Map.**

By Inspector: Juan C. Padilla Date May 8, 2013

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: PM 71909 Map Date: April 10, 2013

Revised Report \_\_\_\_\_

- 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 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 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 1 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.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Submit an original fire flow availability form, Form 195, to our office prior to Tentative Map clearance.**

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 May 8, 2013

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



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Vesting Parcel Map No. 071909

Vicinity: Willow Brook Community

Vesting Tentative Parcel Map Date: April 10, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Vesting Tentative Parcel Map 071909** based on the use of public water (Golden State Water Company) and public sewer as proposed. A current original copy of signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the vesting tentative parcel map.

Prepared by: Michelle Tsiebos Phone No. (626) 430-5382 Date: April 26, 2013

M.T.