



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

PROJECT NUMBER

R2013-02483

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Parcel Map No. 072311
Community Standards District Modification No. 201300004
Environmental Assessment No. 201300205

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Kuei Yueh Hsu/Ramon Ronquillo

**MAP/EXHIBIT
DATE:**

04/30/14

**SCM REPORT
DATE:**

05/28/14

SCM DATE:

06/05/14

PROJECT OVERVIEW

Subdivision: To create 2 single-family lots.

CSD Modification: To create 2 single-family lots with less than required street frontages and average lot widths of 60 feet as required by the East Pasadena-San Gabriel CSD.

MAP STAGE

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

MAP STATUS

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

LOCATION

8828 Ardendale Avenue, San Gabriel, CA 91775

ACCESS

Ardendale Avenue

ASSESSORS PARCEL NUMBER(S)

5381-027-018

SITE AREA

0.37 Net Acres/0.45 Gross Acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

ZONED DISTRICT

SOUTH SANTA ANITA-
TEMPLE CITY

SUP DISTRICT

5th

LAND USE DESIGNATION

1 . Low Density Residential (1-6 du/ac)

ZONE

R-A (RESIDENTIAL-
AGRICULTURAL)

CSD

EAST PASADENA . SAN
GABRIEL

PROPOSED UNITS

(DU)

2

MAX DENSITY/UNITS

(DU)

2

GRADING, CUBIC YARDS

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

No grading is proposed.

ENVIRONMENTAL DETERMINATION (CEQA)

Additional information is needed to proceed with the environmental review. See below for details.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Marie Pavlovic (213) 974-6433 mpavlovic@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Michelle Tsiebos (626)430-5381 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit A+Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Additional information and a site inspection are needed to proceed with the environmental review and public hearing preparation. Please be aware that all zoning violations must be abated before a public hearing can be scheduled. Please read below for further details.

Zoning Code Compliance:

Clear Hold

1. All existing zoning violations must be abated prior to the public hearing.
2. Assessor Records show the garage is 400 square feet. A garage of this size typically serves as a 2 car garage; however, the provided site photos depict only 1 garage door for single car access. Please provide color photos of the garage interior and a photo of the garage, taken from the driveway, with the garage door rolled up.
3. Site photos also depict what appears to be a wooden patio cover or overhead trellis. There does not appear to be an associated building permit. Please provide photos of the patio area with overhead structure(s).
4. Site photos show a portable carport in the driveway. Please be aware that the garage must be accessible for the parking of vehicles at all times; therefore, structures and materials may not be placed in the driveway. Please remove the carport from the premises and any materials from the driveway.
5. Site pictures depict refuse and junk and salvage materials on the property. Please discard these materials or store valued materials within an enclosure.
6. There are structures labeled to be removed in the rear setback (within 15 feet of the rear property line). These structures must be moved out of the rear setback prior to public hearing.
7. The front yard fence is currently taller than the maximum height of 3.5 feet permitted by County Code. Also, hedges that form a barrier serving the same purpose as a fence or wall are subject to the height restrictions placed on fences and walls (§22.48.170). Please reduce the height of the front yard fence as well as hedges used as fencing to 3.5 feet in the front yard and 6 feet in the rear yard.

Environmental Determination:

Clear Hold

1. Please provide the school verification form.
2. Aerial imagery show more trees in the front yard than depicted on the Tentative Map and Exhibit A. Please depict and label all tree species located on the property, and indicate whether the tree will remain or be removed.

Community Standards District:

Clear Hold

1. Please revise the Burden of Proof map and statement, as 8855 and 8857 Ardenale Avenue were erroneously included in the Lots With Less Than 60 feet **Frontage** count. Although flag lots have less than 60 feet of street frontage, they are specifically permitted by County Code and do not need special review. Please remove these lots from the Burden of Proof Map, associated map notes, and revise the Burden of Proof statement accordingly.

Administrative/Other:

Clear Hold

1. Please provide a letter signed by the property owner authorizing Ramon Ronquillo to prepare the tentative parcel map and sign the Land Division Application, dated 04/29/14, on her behalf. Please note that only the record title owner or applicant (subdivider) may sign sections 10 & 11 of the application.
2. Apart from the front yard fence, please clarify whether all other fences and walls are to remain.
3. The Tentative Map shows a 6 foot iron fence; although, site pictures depict a chain-link fence. Please clarify the fence

material.

4. All existing zoning violations must be abated prior to the public hearing.
-

RESUBMITTAL INSTRUCTIONS

Please submit all requested materials directly to the case planner.

The following reports consisting of 9 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. If applicable, quitclaim or relocate easements running through proposed structures.

8. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
9. 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.
10. 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.
11. 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.
12. 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.

-H/W



Prepared by John Chin

Phone (626) 458-4918

Date 05-19-2014

pm072311L-rev2.doc

<http://planning.lacounty.gov/case/view/r2013-02483/>



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL NO.: 072311

TENTATIVE MAP DATE: 04-30-2014
EXHIBIT MAP DATE: 04-30-2014

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application).

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

Name  Date 05/19/14 Phone (626) 458-4921
Hazel Paraoan

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
____ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT / PARCEL MAP 72311
SUBDIVIDER Hsu
ENGINEER Calland Engineering, Inc.
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED 4/30/14
LOCATION San Gabriel
GRADING BY SUBDIVIDER [N] (Y or N)
REPORT DATE ---
REPORT DATE ---

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 5-15-14 is attached.

Prepared by 
Ricardo Lopez-Maldonado

Reviewed by 
Charles Nestle

Date 13 May 2014

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

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 72311
Location Ardendale Avenue, San Gabriel
Developer/Owner Hsu
Engineer/Architect CalLand Engineering, Inc.
Soils Engineer ---
Geologist ---

DISTRIBUTION:

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

Review of:

Tentative Parcel Map Dated by Regional Planning 4/30/14 (rev.)
Previous Review Sheet Dated 9/24/13

ACTION:

Tentative Map feasibility is recommended for approval.



Prepared by _____ Date 5/15/14

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/customer-service-survey>.

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\Development Review\Soils Review\Jeremy\PR 72311, Ardendale Avenue, San Gabriel, TPM-A_2.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 072311

Page 1/1

TENTATIVE MAP DATED 04/30/2014
EXHIBIT MAP DATED 04/30/2014

Approval of this map pertaining to grading is recommended with no conditions.



Name Nazem Said Date 5/19/2014 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 072311\GP 072311\2014-05-01 TPM 072311 SUBMITTAL

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

1. Dedicate right of way 30 feet from the centerline on Ardenale Avenue (if not already dedicated) to the satisfaction of Public Works. A review fee is required.
2. Construct street improvements along the property frontage on Ardenale Avenue to include base, pavement, curb and gutter 18 feet from the centerline, sidewalk (5 feet minimum, adjacent to the property line) and drainage improvements to the satisfaction of Public Works.
3. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
4. Construct transition improvements on Ardenale Avenue adjacent to the property to the satisfaction of Public Works.
5. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Ardenale Avenue.
6. Plant street trees along the property frontage on Ardenale Avenue to the satisfaction of Public Works.
7. The typical sections shown are not necessarily approved.
8. Submit street improvement plans for review and approval. A review fee is required.
9. 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.
10. 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.
11. Install postal delivery receptacles in groups to serve two or more residential units.



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

1. The subdivider shall install separate house laterals to serve each parcel in the land division. Installation and dedication of main line sewers may be necessary to meet this requirement.
2. A sewer area study for the proposed subdivision (PC 12207 AS, dated 01-14-2014) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units increase, the density increase, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

Prepared by  Tony Khalkhali

pm72311s-rev2.doc

Phone (626) 458-4921

Date 05-22-2014

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 and division, and that water service will be provided to each parcel.


Prepared by Tony Khalkhali
pm72311w-rev2.doc

Phone (626) 458-4921

Date 05-22-2014



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 72311

MAP DATE: April 30, 2014

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL ACCESS

1. The future buildings shall be located within 150 feet of all exterior walls of the first story from an approved fire apparatus access road. This measurement shall be by an approved route around the exterior of the building. Compliance required when architectural plans are submitted to the Fire Department for review and approval prior to building permit issuance.
2. The future buildings shall provide approved address numbers for each unit in compliance with the Department of Public Works and the County of Los Angeles Fire Code requirements prior to occupancy.
3. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires all weather access.

CONDITIONS OF APPROVAL WATER

4. The required fire flow from the public fire hydrant(s) for this development is **1250** gallons per minute at 20 pounds per square inch for a duration of 2 hours. Per the fire flow test performed by Sunny Slope Water Company on 11/25/13, the existing water system can supply the required fire flow. This required fire flow shall be maintained for the duration of the development.
5. An approved automatic fire sprinkler system is required for all future building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

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

PROJECT: TR 72311

MAP DATE: April 30, 2014

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



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



PARK OBLIGATION REPORT

Tentative Map #	72311	DRP Map Date: 04/30/2014	SCM Date: 06/05/2014	Report Date: 05/21/2014
Park Planning Area #	42	WEST SAN GABRIEL VALLEY	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:	0.01
IN-LIEU FEES:	\$4,359

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$4,359 in-lieu fees.

Trails:

No trails.

Comments:

Proposing one single family unit with one existing house to be removed

*** 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
James Barber, Land Acquisition & Development Section

Supv D 5th
May 21, 2014 10:41:00
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	72311	DRP Map Date:	04/30/2014	SMC Date:	06/05/2014	Report Date:	05/21/2014
Park Planning Area #	42		WEST SAN GABRIEL VALLEY			Map Type:	TENTATIVE

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.11	0.0030	1	0.01
M.F. < 5 Units	2.27	0.0030	0	0.00
M.F. >= 5 Units	2.42	0.0030	0	0.00
Mobile Units	0.99	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.01

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$435,907	\$4,359

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$435,907	\$4,359



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

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

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

May 16, 2014

Tentative Parcel Map No. 072311

Vicinity: San Gabriel

Tentative Parcel Map Date: April 30, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Parcel Map 072311** based on the use of public water (Sunny Slope Water Company) and public sewer (County of Los Angeles Sanitation District No. 15) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

MICHELLE TSIEBOS, MPA, REHS (M.T.)
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016