



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

PROJECT NUMBER

TR060358-(4)

HEARING DATE

N/A

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 060358
Housing Permit No. 201300009
Environmental Assessment No. 200500125

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
CDC / Abell Helou Homes	03/25/14	04/22/14	04/24/14 (Reports Only)

PROJECT OVERVIEW

- Subdivision: To create 24 single-family lots and three private drive/fire lane lots on 2.5 gross (2.1 net) acres.
- Housing Permit: A discretionary housing permit to set aside four single-family lots (22%) for lower-income households to receive a density bonus six additional lots (33%) for a total of 24 lots (20 market rate, 4 affordable). Requested incentives include reduced lot area, lot width, and reduced setbacks.

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): **4th Revision**

LOCATION

1236 and 1244 Galemont Avenue, Hacienda Heights

ACCESS

Galemont Avenue

ASSESSORS PARCEL NUMBER(S)

8218-021-900, -901, -902, -903, -904

SITE AREA

2.5 gross (2.1 net) acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

SUP DISTRICT

4th

LAND USE DESIGNATION

H9 (Residential 9- 0-9 dwelling units/net acre)

ZONE

R-1 (Single Family Residence)

PROPOSED UNITS (DU/AC)

24 UNITS (11.4 DU/AC)

MAX DENSITY (DU/AC)

18 UNITS (8.6 DU/AC)
per R-1 Zone

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Negative Declaration (RENV 200500125)

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Cleared	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Hold	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) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: <input type="checkbox"/>	Reschedule for Subdivision Committee Meeting: <input type="checkbox"/>
Exhibit Map/Exhibit Map +Revision Required: <input type="checkbox"/>	Reschedule for Subdivision Committee Reports Only: <input type="checkbox"/>
Revised Application Required: <input type="checkbox"/>	Other Holds (see below): <input type="checkbox"/>

REGIONAL PLANNING COMMENTS

Density Bonus:

1. The R-1 Zone allows a maximum of 18 units on the project site. The applicant is applying for a 33% density bonus (24 units), which requires a minimum lower-income set-aside of 19%. The applicant proposes to dedicate 4 units as lower-income housing, which at 22% exceeds this threshold (County Code Sec. 22.52.1830). The dedication of 22% of units for lower-income housing allows the applicant to request two on-menu or off-menu incentives (Sec. 22.52.1840). The applicant is requesting three incentives, which means that the third incentive is treated as a ~~waiver~~ or modification of development standards, which requires a discretionary housing permit (Sec. 22.52.1860).

List of requested incentives (modifications):

2. A minimum of 5,000 square feet per lot is required. Reduced lot area for all lots except Lot 20 is proposed. Any lot area reduced below 4,000 square feet (20%) is considered an ~~off~~-menu+incentive (currently Lots 1-9, 12-19, and 21-23).
3. A minimum of 50 average lot width is required. Reduced lot width is proposed for Lots 1-9, 12-19, and 21-24. Any lot width reduced below 40 feet (20%) is considered an ~~off~~-menu+incentive (currently Lots 2-9, 12-19, and 21).
4. A reduced rear-yard setback is proposed for Lot 20. A proposed wall height of 8 feet is also along the southern property boundary. This wall, together with the rear-yard setback of 10 feet (which exceeds a 20% reduction), mean that reduced setbacks for this project will be considered an ~~off~~ menu+incentive.

Other:

5. Staff recommends approval of the request for a waiver of street frontage for Lots 2-9, 12-19, and 22-24.
6. Please clarify how the proposed private driveway and fire lane lots (Lots 25-27) will be maintained. If a Homeowners Association is proposed, please obtain approval of this from the CDC. If access easements- rather than separate lots- were intended, please revise Tentative Map to accurately depict these.
7. A covenant and agreement regarding the affordable dwelling units will be required as set forth in County Code Section 22.56.2630.A.6. Monitoring of the affordable housing set-aside shall occur as set forth in Section 22.56.2640.
8. If an additional revision is required, please add the following notations to the Tentative Map:
 - a. A table of proposed lots with gross and net areas
 - b. In addition to ~~cut~~+and ~~fill~~+numbers, indicate an ~~import~~+of 600 cubic yards of earth.

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. Submit a revised drainage concept to address the Water Quality Plan and the Low Impact Development requirements. Please see attached Storm Drain and Hydrology review sheet for comments and requirements.
2. An approved engineering geotechnical report. Please see attached Geologic and Soils review sheet (Comments 2, 4 and 6) for comments and requirements. The engineering geotechnical report shall be submitted directly to Public Works and a review fee is also required.
3. An approved soils report. The soils report shall be submitted directly to Public Works and a review fee is also required. Please see attached Geologic and Soils Engineering Review Sheet (Comments 1, 3 and 5) for comments and requirements.
4. Please see attached Grading review sheet (Comments 2 to 4) for comments and requirements.
5. The sewer area study PC 12212as is currently in plan check. Please see attached Sewer review sheet for comments and requirements.
6. A revised tentative map is required to show the following additional items:
 - a. As requested at the last SCM, delineate and call out the two driveways/access strips as "Private Driveway and Fire Lane".
 - b. As requested at the last SCM, provide annotation that "This tract is a small-lot subdivision ... for affordable units" and "A waiver of street frontage for Lots 2-9, 12-19, 22-24 is requested".
 - c. Please see attached Grading review sheet s (Comment 1) for comments and requirements.
7. Provide the name of the Water Source on the "Land Division Application" (No. 9 Project and Property Data).
8. Correct the total number of lots from 75 to 27 on the "Land Division Application" (No. 6 Project Table).



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
STORM DRAIN AND HYDROLOGY SECTION

TRACT MAP NO. 60358

TENTATIVE MAP DATED 03/25/14
EXHIBIT MAP 03/25/14

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

1. A Water Quality Plan (as part of the revised drainage concept) 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/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>
2. Prior to tentative map approval for drainage, submit a revised drainage concept to address LID requirements (and, if applicable, revised scope of work).
 - A drainage concept/hydrology study/SUSMP was approved on 2/09/06.

Reviewed by *Ernesto J Rivera* Date 04/17/14 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 TRACT MAP 60358
SUBDIVIDER County of Los Angeles CDC
ENGINEER John B. Abell inc.
GEOLOGIST
SOILS ENGINEER

TENTATIVE MAP DATED 3/25/14
LOCATION La Puente
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:

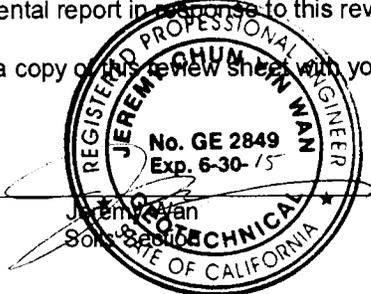
- 1. Provide a soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los 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:
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", if applicable.
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 this review sheet with your resubmittal.

Prepared by



Signature of Ricardo Lopez-Maldonado
Ricardo Lopez-Maldonado
Geology Section

Date 3 April 2014

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. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - b. Obtain easement holder's approval (existing power pole along Lots Nos. 5, 6, 15, 16)
2. Provide a cross-section for the proposed building and call out the proposed rough/finish grade elevations and the building finished floor elevations. **An eight 8" minimum grade difference between all building finish floor elevation and exterior (rough) grade elevation for all buildings.**
3. Project involves public and private street construction of ten thousand (10,000) square feet or more impervious surface area. Per the LID requirements of the Los Angeles County Code Section 12.84, disclose how this project will follow USEPA guidance regarding "Management Wet Weather with Green Infrastructure: Green Street 26" (December 2008 EPA-833-F-08-009) to the maximum extent practicable for the proposed public streets.
4. 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.

 Name Tony Hui Date 04/15/2014 Phone (626) 458-4921

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:

- Prior to tentative map approval the sewer area study PC 12212as currently in plan-check with Public Works must be approved. 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.



Prepared by Tony Khalkhali
tr60358s-rev4.doc

Phone (626) 458-4921

Date 04-17-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

1/1

TRACT NO. 060358 (Rev.)

TENTATIVE MAP DATED 03-25-2014

- 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 03-27-2014

tr60358L-rev4.doc

<http://planning.lacounty.gov/case/view/tr060358/>

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. If applicable, quitclaim or relocate easements running through proposed structures.
8. The street frontage requirement for Lots 2 to 9, 12 to 19 and 22 to 24 needs to be waived by the Advisory Agency.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

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

HW



Prepared by John Chin

Phone (626) 458-4918

Date 03-27-2014

tr60358L-rev4.doc

<http://planning.lacounty.gov/case/view/tr060358/>

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

1. Permission is granted to vacate the excess right of way on Galemont Avenue providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
2. Dedicate right of way 30 feet from centerline including a standard off-set cul-de-sac bulb along the property frontage on Galemont Avenue. 2 feet of additional right of way is required along the property frontage.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Galemont Avenue.
4. Construct driveways to meet current Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
5. Remove the existing chain link fence from the dedicated and to be dedicated right of way on Galemont Avenue to the satisfaction of Public Works.
6. Construct curb, gutter, base, and pavement including a standard cul-de-sac with a minimum turnaround radius of 32 feet on Galemont Avenue to the satisfaction of Public Works. The curb and gutter shall be located 18 feet from centerline along the property frontage on Galemont Avenue.
7. Construct sidewalk adjacent to the property line along the property frontage on Galemont Avenue to the satisfaction of Public Works.
8. Plant street trees along the property frontage on Galemont Avenue. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
9. Execute a covenant for private maintenance of curb/parkway drains and parkway landscaping; if any, to the satisfaction of Public Works.
10. Repair any damaged improvements during construction to the satisfaction of Public Works.
11. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the

property frontage on all Galemont Avenue 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 is within an existing Lighting District. For acceptance of street light transfer of billing, 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. The transfer of billing could be delayed one or more years if the above conditions are not met.
12. 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.
13. If applicable, an assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all green street infrastructure identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent year's assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

PC

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 lots 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 lot.
3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. If recycled water is available, the irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.



Prepared by Tony Khalkhali
tr60358w-rev4.doc

Phone (626) 458-4921

Date 04-17-2014



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 60358 Map Date March 25, 2014

C.U.P. _____ Map Grid Baldwin

- 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) 88162404.
- 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: **The Fire Department recommends approval of this subdivision as presently submitted.**

By Inspector: Juan C. Padilla Date April 23, 2014



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 60358 Tentative Map Date March 25, 2014

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 (*Relocate*) **1** public fire hydrant(s). Verify / Upgrade / Relocate existing _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6øx 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 the fire flow test performed by San Gabriel Valley Water Company on 07-29-13, the existing water system supplies the required fire flow. The existing fire hydrant along the lot frontage shall be relocated to the northernly property line. The relocation shall be complete or bonded for prior to Final 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 April 23, 2014



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



PARK OBLIGATION REPORT

Tentative Map #	60358	DRP Map Date:	03/25/2014	SCM Date:	/ /	Report Date:	04/22/2014
Park Planning Area #	9	HACIENDA HEIGHTS				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:	0.25
IN-LIEU FEES:	\$59,799

Conditions of the map approval:

The park obligation for this development will be met by:

Provide 0.00 acres for private park purposes.

Trails:

No trails.

Comments:

***Advisory:

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

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

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

By: 
James Barber, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	60358	DRP Map Date:	03/25/2014	SMC Date:	/ /	Report Date:	04/22/2014
Park Planning Area #	9	HACIENDA HEIGHTS				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	3.46	0.0030	24	0.25
M.F. < 5 Units	2.24	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.92	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.25

Park Planning Area = **9 HACIENDA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.25	\$239,196	\$59,799

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
0.25	0.00	0.00	0.25	\$239,196	\$59,799



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April 11, 2014

Tentative Tract Map No. 060358

Vicinity: Hacienda Heights

Tentative Tract Map Date: March 25, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Tract Map 060358** based on the use of public water (San Gabriel Valley Water Company) and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

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