



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

PROJECT NUMBER

TR065296-(4)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 065296
Environmental Assessment No. T200600020

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Golden Elephant, LLC

**MAP/EXHIBIT
DATE:**

11-20-13

**SCM REPORT
DATE:**

12-19-13

SCM DATE:

1-9-14

PROJECT OVERVIEW

To subdivide three existing single-family parcels into nine single-family lots and one recreation lot on 1.8 acres. Existing structure to be demolished.

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): **3rd**

LOCATION

15577 Denley Street, Hacienda Heights

ACCESS

Denley Street

ASSESSORS PARCEL NUMBER(S)

8218-017-052, -053, -074

SITE AREA

1.87 gross (1.85 net) acres

GENERAL PLAN / LOCAL PLAN

Hacienda Heights Community Plan

ZONED DISTRICT

Hacienda Heights

SUP DISTRICT

4th

LAND USE DESIGNATION

H9

ZONE

R-1

**PROPOSED UNITS
(DU/AC)**

9

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

16

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

A determination of Negative Declaration was made on July 31, 2007. Since that time the project has become inactive. A new Initial Study and filing fees are required.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Clear	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/Exhibit "A" Revision Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS

RECOMMENDATION: *Regional Planning does not recommend approval at this time. The tentative map must be revised as indicated below. An updated environmental review must be completed. Other additional information and materials are required. See below comments.*

Tentative Map (Required):

1. Add the Land Use Designation (H9).
2. Number Lot 10 and call-out as an Open Space (OS) lot on the tentative map and application.
3. Depict the structure located on Lots 2 and 3, and indicate the type of structure located on Lots 3 and 4 to be removed.

"Information Only" Map (Recommended):

4. An "exhibit" was submitted to show building layouts and architectural features. Please call-out title as "Information Only Map". The subtitle or caption should read "Conceptual Site Plan and Landscaping Features". Please submit a color version of the map that also shows landscaping.
5. Redesign the dwelling units so that the garage is set-back eight or more feet behind the building face. The front porch should be closest to the private drive sidewalk for each new residence.
6. Provide a scaled cross section of the proposed private drive that depicts the building face, sidewalk, curb/gutter, street lights and tree plantings.
7. Recommend reducing pavement and curb cut width by using single drive aprons 10' in width or shared (combined) aprons 15'-18' in width.
8. Depict parking stalls and tree plantings for the private drive. Tree plantings should all be within the street planting strip and must be near the sidewalk and planted at intervals no greater than 25 feet apart.
9. Depict private walkways to each residence front porch.
10. Depict the full improvements (curb, gutter, sidewalk, street lights) for the private drive.
11. Depict concept amenities for the recreation lot (i.e. barbecue area, tot lot, etc.).
12. Depict other decorative landscaping features.
13. Recommend installing pedestrian-scale street lights along the private drive.
14. Protect and preserve the existing 72" diameter tree located on Lot 3. Show this tree as preserved on the info. only map.
15. Depict all walls and fences proposed and/or existing to remain.

Administrative/Other:

16. Project environmental review pending submittal of map revision and any additional information required.
17. Request to waive street frontage requirement may be considered if all road and access requirements of Public Works and Fire can be met. Provide a written justification for the street frontage waiver based on Code Section 21.24.040.
18. Provide a list of officers and incorporation papers for the LLC.
19. Provide a completed and signed copy of the owner's affidavit from the Land Division Application.
20. Provide at least 12 color photos of the interior of the property taken within the last 30 days. Provide at least three color photos of the existing 72" tree trunk and canopy.
21. Revise the Land Division Application p. 1 to indicate nine single-family lots and one recreation lot.
22. Provide a copy of a grant deed showing ownership of all three parcels.

Onsite Tree Obligation (Final Map):

23. Approximately 465 linear feet of applicable (or equivalent) street frontage yields 19 total tree plantings in the front yard/right-of-way area. Depict the minimum required 19 tree plantings on a tree planting plan submitted prior to final map approval. Recommend depicting the trees on the info. only map. In addition, please verify that the street frontage measurement is 465 feet.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A signed and dated cover letter describing all changes made to the map

- *Folded and collated copies of Tract/Parcel Map and Exhibit/Exhibit "A" (5 copies if the total of map/exhibit sheets are two or less; 9 copies if the total of map/exhibit sheets are three or more)*
- *One (1) digital copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3^d revision and thereafter)*
- *Any other additional materials (such as a revised application) requested by the case planner*

NOTE: An appointment is required for resubmittal. You must call Land Divisions at 213-974-6433 to schedule the appointment. Prior to scheduling, you are advised to contact the case planner and discuss the map revision and other materials.

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. Acquire approval from the Department of Regional Planning to waive street frontage to Lots 2 through 9.
2. An approved engineering geotechnical report. Please see attached Geologic review sheet. The engineering geotechnical report shall be submitted directly to Public Works and a review fee is also required.
3. An approved soils report. Please see attached Geologic/Soils review sheet. The soils report shall be submitted directly to Public Works and a review fee is also required.
4. Please see attached Road review sheet for additional requirements.
5. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment No. 1) for additional requirement.
6. A revised tentative map is required to show the following additional items:
 - a. As previously requested, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.
 - b. Please see attached Grading review sheet for requirements.
 - c. Please see attached Sewer review sheet for requirements.
 - d. Please see attached Water review sheet (Comment No. 2) for requirements.

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 MAP 65296
SUBDIVIDER Golden Elephant, LLC
ENGINEER Engles Shen
GEOLOGIST ---
SOILS ENGINEER ---

TENTATIVE MAP DATED Nov 20 2013
LOCATION Denley Street, Hacienda Heights
GRADING BY SUBDIVIDER [Y] (Y or N) (1,700 c.y.)
REPORT DATE ---
REPORT DATE ---

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

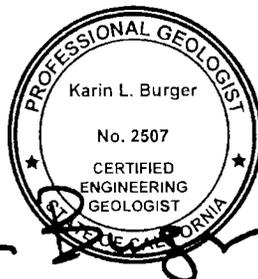
PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

1. 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 with the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.

2. 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.
3. Comply with the attached Soils Engineering review sheet, dated 12-10-13.

NOTE Provide a copy of this review with your resubmittal



Reviewed by _____

Karin Burger

Date December 10, 2013

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

Tentative Tract Map 65296
Location Denley Street, Hacienda Heights
Developer/Owner Golden Elephant, LLC
Engineer/Architect Engles Shen
Soils Engineer ---
Geologist ---

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

Review of:

Revised Tentative Tract Map Dated by Regional Planning 11/20/13
Previous Review Sheet Dated 4/15/13

ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

As previously requested:

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. The site is located within a mapped liquefiable area, per the State of California Seismic Hazard Zone Map. Therefore, provide data and analyses to determine liquefaction potential of the on-site soils. Also, evaluate the potential for seismically induced settlement (dry and saturated soils), lateral spreading, surface manifestation, etc. The analyses must be performed for soils within the upper 50 feet, as a minimum, for shallow foundation, or greater depth where deep foundation and/or subterranean structure is proposed. The historic-high water table shall be used in the analyses, unless other information is provided which indicates a higher or lower level is appropriate. Recommend mitigation as necessary. The liquefaction data and analyses must conform to the State of California Division of Mines and Geology "Special Publication 117A", dated 2008 and "Recommended Procedure For Implementation of DMG Special Publication 117", dated March 1999.
3. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to concrete and ferrous materials. The tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soil samples in a saturated condition.
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.
 - c. Location of "Restricted Use Areas", if applicable.
 - d. All recommended mitigation measures, as necessary.
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. Requirements of the Geology Section are attached.
7. Include a copy of this review sheet with your response.



Prepared by _____ Date 12/10/13

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/gmed/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:\amepub\Development Review\Soils Review\Jeremy\TR 65296, Denley Street, Hacienda Heights, TTM-NA_4.doc

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

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. As previously requested, pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - b. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall. Also, dimension the maximum: retaining wall height, screen wall height, and total wall height.

DR

Name Diego G. Rivera Date 12-10-2013 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\65296g-rev3.doc

TENTATIVE MAP DATE 11-21-2013

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. All lots must have street frontage unless the Department of Regional Planning (DRP) is prepared to waive such requirement to the Advisory Agency. Submit evidence of DRP's concurrence that street frontage can be waived. If the request is not granted, the subdivider shall revise the tentative map to provide a private and future street (commensurate with public standards) to serve each lot.

PC

Prepared by Patricia Constanza

Phone (626) 458-4921

Date 12-09-2013

tr65296r-rev3.doc

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

- A revised tentative map is required to show the following additional items:
 - a. Provide minimum 10 feet easement for proposed sewer main (5 feet on each side of pipe) with 40'x40' turn around at the end of sewer main line.
 - b. Show any off-site improvements required by the approved area study.



Prepared by Tony Khalkhali
tr65296s-rev3.doc

Phone (626) 458-4921

Date 12-12-2013

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 a "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 lot.
2. A revised tentative map is required to show the following additional items:
 - Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.

Prepared by  Tony Khalkhali
tr65296w-rev3.doc

Phone (626) 458-4921

Date 12-12-2013

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

TRACT NO. 065296 (Rev.)

TENTATIVE MAP DATED 11-20-2013

- 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 12-12-2013

tr65296L-rev3.doc

<http://planning.lacounty.gov/case/view/tr065296/>

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. 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, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
10. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
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.

HCW

JAC

Prepared by John Chin

Phone (626) 458-4918

Date 12-12-2013

tr65296L-rev3.doc

<http://planning.lacounty.gov/case/view/tr065296/>

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Submit the following agency approvals:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name  Date 12/10/2013 Phone (626) 458-4921

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 maintain the existing right of way and improvements along the property frontage on Denley Street due to title limitations.
2. Close any unused driveway with standard curb and gutter along the property frontage on Denley Street to the satisfaction of Public Works.
3. Repair any displaced or broken curb, gutter, and pavement damaged during construction along the property frontage on Denley Street.
4. If Department of Regional Planning does not waive the street frontage requirement, construct curb, gutter, base, pavement, and sidewalk on the interior street. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. Also dedicate right of way 29' from centerline plus additional right of way for a cul-de-sac bulb on the interior street.
5. If Department of Regional Planning waives the street frontage requirement, align the private driveway radially to the cul-de-sac bulb of Denley Street.
6. Additional right of way is required to accommodate a standard driveway along Denley Street that meets the Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
7. Execute an encroachment covenant for any proposed parkway/curb drains or landscaping within public right of way to the satisfaction of Public Works.
8. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on all streets and highways to the satisfaction of Public Works. (If applicable add the following: The operation and maintenance of the street lights on the private and future street shall be the responsibility of the Developer/Home Owners Association until such time as the street is accepted for maintenance by the County.) 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.

TENTATIVE MAP DATE 11-21-2013

- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

9. 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.
10. Install postal delivery receptacles in groups to serve two or more residential lots.
11. 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.

PC

Prepared by Patricia Constanza
tr65296r-rev3.doc

Phone (626) 458-4921

Date 12-09-2013



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

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

TRACT NO.: 065296

TENTATIVE MAP DATE: 11-20-2013

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

Prior to Improvement Plans Approval:

1. Comply with the requirements of the drainage concept / hydrology study conceptually approved on 11/20/07 to the satisfaction of Public Works with the exception to drainage concept note #4; instead, comply with the current LID Ordinance.

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

Name  Date 12-12-13 Phone (626) 458-4921
HAZEL PARAOAN



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 65296 Map Date November 20, 2013

C.U.P. _____ Map Grid 0381A

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

Comments: **The access as shown on the Tentative Map is adequate and exceeds the Fire Department requirements. The Fire Lane shall be clearly delineated on the Final Map. The west side of the private driveway will not allow parking, the curb shall painted red with approved signs prior to occupancy.**

By Inspector: Juan C. Padilla Date December 09, 2013



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 65296 Tentative Map Date November 20, 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 **1** 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: **As shown on the Tentative Map filed in our office.**
- 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: **Submit an original fire flow availability form, FORM 195, to our office for review prior to Tentative Map clearance. Additional fire hydrant(s) are pending.**

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 JuanC. Padilla

Date December 09, 2013

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



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



PARK OBLIGATION REPORT

Tentative Map #	65296	DRP Map Date:	11/20/2013	SCM Date:	01/09/2014	Report Date:	12/17/2013
Park Planning Area #	9		HACIENDA HEIGHTS			Map Type:	REV. (REV RECD)

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:	0.08
IN-LIEU FEES:	\$19,136

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$19,136 in-lieu fees.

Trails:

No trails.

Comments:

The map proposes nine (9) single-family lots. An existing single-family home to be removed; net increase of eight (8) units.

***** 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 #	65296	DRP Map Date: 11/20/2013	SMC Date: 01/09/2014	Report Date: 12/17/2013
Park Planning Area #	9	HACIENDA HEIGHTS		Map Type: REV. (REV RECD)

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.46	0.0030	8	0.08
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			1	
Total Acre Obligation =				0.08

Park Planning Area = 9 HACIENDA HEIGHTS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.08	\$239,196	\$19,136

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
0.08	0.00	0.00	0.08	\$239,196	\$19,136



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December 13, 2013

Tentative Tract Map No. 065296

Vicinity: Hacienda Heights

Tentative Tract Map Date: November 20, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Vesting Tentative Tract Map 065296** based on the use of public water (Rowland Water District) and public sewer (County of Los Angeles Sanitation District #21) 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 tract map.

Prepared by:

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