



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

PROJECT NUMBER

R2013-02494

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No.072444
Environmental Assessment No. 201300207

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Joey and Janice Wilkins / James Moran Jr.

**MAP/EXHIBIT
DATE:**

9-3-2013

**SCM REPORT
DATE:**

10-03-2013

SCM DATE:

10-10-2013

PROJECT OVERVIEW

MAP STAGE

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

MAP STATUS

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

LOCATION

5755 North Barranca Avenue, Azusa

ACCESS

Traymore Avenue (60 ft right-of-way)

ASSESSORS PARCEL NUMBER(S)

8629-019-029

SITE AREA

72,819 gross (60,023 net) Square Feet

GENERAL PLAN / LOCAL PLAN

Countywide Area Plan

ZONED DISTRICT

AZUSA-GLENDORA

SUP DISTRICT

1st

LAND USE DESIGNATION

Category 1 (1-6 du/ac)

ZONE

R-A-6,000 (Residential-Agricultural-6,000 Square Feet
Minimum Required Lot Area)

**PROPOSED UNITS
(DU/AC)**

10 units (6du/ac)

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

10 (6du/ac)

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Alejandrina C. Baldwin (213) 974-6433 acbaldwin@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	Cleared	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:

Revised Application Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDSTentative Map:

- Please include cross-sections of the public right-of-way that are drawn to scale.
- Identify the species of each tree. Different tree symbols can be used along with a legend to reduce the amount of text that will be placed on the map.
- Identify if the walls called out on the plan are offsite and not within the project site, if so, they may not have to be depicted.
- Identify whether the cul-de-sac will be public or private.
- Please include the name of the subdivider on the map, to match that of the application.
- Identify the water company which will distribute water to this parcel (under the Utilities section).
- Remove all proposed structures from the tentative map.
- Add a "0" and "Tract" to the title block. The title should read :Tentative Tract Map 07244".

Exhibit "A":

- Please include cross-sections of the public right-of-way that are drawn to scale.
- One of guest parking spaces must be ADA dimensioned.
- Identify any trees that will remain.
- Identify if the walls called out on the plan are offsite and not within the project site, if so, they may not have to be depicted.
- Identify all walls along the perimeter of the project site and within the interior. The heights of all walls must also be noted.
- Include the location and heights of all proposed gates.
- Remove the shaded patio area from this map. Only depict the structure footprint and any covered patios. Do not include open patio areas.
- Each parking space must be a minimum of 8'-6"x18" with a backup space of 26'. The attached garages and guest parking spaces do not have the required backup space. Ensure each parking space is dimensioned correctly.
- Include dimensions for the attached garages. Ensure they are sufficient size.
- Specify whether the existing chain link fence will remain or be removed.
- Include the grading amounts.
- Number each unit.

Other:

- Submit one copy of floor plans and elevations of the proposed condominium units.
- A violation on the property was opened on September 25, 2013 for an illegal garage conversion and unpermitted storage shed(s). This violation must be abated prior to scheduling of the public hearing. Please contact Zoning Enforcement Officer Jesus Moran at (213) 974-6483 for more information on the violation and how to abate it.
- If the structures are to remain on the project site at time of public hearing, building permits for all structures must be submitted to verify their legality. Otherwise, the structures must be completely removed (and map updated) prior to scheduling of a public hearing.

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) An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 3) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- (2) Please see attached Grading review sheet (Comments 2, 3 and 4) for comments and requirements.
- (3) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (4) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (5) Provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- (6) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Revise the vicinity map to show the property site fronts Barranca Avenue.
 - b. Please see attached Storm Drain and Hydrology review sheet (Comment 2)
 - c. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - d. Please see attached Road review sheet for comments and requirements.
 - e. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
 - f. Please see attached Water review sheet (Comment 2) for comments and requirements.
- (7) Provide the name of the water source for public water on the “Land Division Application”.

HW



Prepared by John Chin

Phone (626) 458-4918

Date 10-01-2013

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<http://planning.lacounty.gov/case/view/r2013-02494/>



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

TRACT/PARCEL MAP NO. TR 72444

(REVISED/AMENDED) TENTATIVE MAP DATED 09/03/13
EXHIBIT MAP 09/03/13

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and proposed drainage patterns. Show and label the existing Los Angeles County drainage system on Barranca Avenue.
3. A water quality section of the Hydrology Report is required to address the water quality of the storm water runoff.

Reviewed by  Date 10-1-13 Phone (626) 458-4921
HAZEL PAROAN

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. Show all offsite existing finish grade elevations to prove that the proposed improvements will not obstruct any existing offsite drainage pattern.
 - b. Show by the means of arrows and finish grade elevations the proposed drainage pattern and any alteration to the existing pattern.
 - c. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, pavement dimension, and centerline curve data if applicable.
2. Approval of the latest drainage concept/hydrology/Water Quality required by the Storm Drain and Hydrology Section of Land Development Division.
3. Prior to tentative map approval submit a covenant or easement documents indicating acceptance of any off-site impacts or permission for any off-site work if applicable.
4. If proposed drainage pattern will impact the downstream property owners, obtain and provide drainage acceptance letters.

Name Nazem Said  Date 09/18/13 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:

A revised tentative map and exhibit map are required to show the following additional items.

- a. Show on the tentative map and the exhibit map the existing right of way and improvements on Traymore Avenue leading into the southerly boundary of the project site as they transition into the proposed improvements.
- b. Call out the existing property line annotation “P/L” on all the project site perimeter.
- c. Please identify the applicable location of the easement listed as #4 on the tentative map.
- d. Provide a turnaround commensurate with a 60 feet right-of-way at the terminus of Traymore Avenue consistent with the roadway leading into the southerly portion of the project site.
- e. Accurately depict the existing typical section for Baranca Avenue.
- f. Please indicate the disposition of the existing driveway on Baranca Avenue.



Prepared by Sam Richards
tr 072444r-new.doc

Phone (626) 458-4921

Date 10-01-2013

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. Prior to tentative map approval the sewer area study PC 12197AS 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.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. A revised tentative and/or exhibit map and a revised exhibit map are required to show the following items:
 - a. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.
 - b. Show the location of the existing sewer main line and label it with the private contract (PC) number.
 - c. Show location of easement note 4.
 - d. Show any off-site improvements required by the approved area study.
 - e. Label if this is detached or attached condominiums and number of buildings in the subdivision.

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 parcel.
2. A revised tentative and/or exhibit map is required to show the following additional items:
 - a. Show how the on-site proposed development is to be served by existing public water and call out the proposed points of connection.
 - b. Show the location of the existing water main and label it as existing per water company name.
 - c. Show location of easement note 4.


Prepared by Imelda Ng
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Phone (626) 458-4921

Date 09-26-2013

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

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TRACT NO. 072444

TENTATIVE MAP DATED 09-03-2013
EXHIBIT MAP DATED 09-03-2013

- 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 09-23-2013

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<http://planning.lacounty.gov/case/view/r2013-02494/>

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 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. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. 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.
14. 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.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. 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 09-23-2013

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<http://planning.lacounty.gov/case/view/r2013-02494/>

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) 458-7989

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

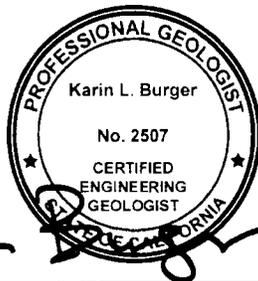
TENTATIVE TRACT / PARCEL MAP 72444
SUBDIVIDER James Moran Jr.
ENGINEER Forsight Engineering Inc.
GEOLOGIST _____
SOILS ENGINEER _____

TENTATIVE MAP DATED 3 Sept 2013
LOCATION Azusa
GRADING BY SUBDIVIDER [Y] (Y or N) [2,750 c.y.]
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.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 9-25-13 is attached.



Reviewed by Karin Burger Date September 25, 2013

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 / A863
Sheet 1 of 1

Tentative Tract Map 72444
Location Azusa
Developer/Owner James Moran Jr.
Engineer/Architect Foresight Engineering Inc.
Soils Engineer ---
Geologist ---

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

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 9/3/13

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. 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://ladpw.org/qmed/manual.pdf>



Prepared by _____ Date 9/25/13

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

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 72444. Azusa. TTM-A 1.doc

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. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan Water Quality plan by the Storm Drain and Hydrology Section of Land Development Division.
2. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
3. In case of impacting the downstream property owners, obtain and submit drainage acceptance covenants.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

4. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
6. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name: Nazem Said  Date 09-18-2013 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:

Preliminary Conditions

1. Dedicate right of way 30 feet from the centerline on Traymore Avenue to the satisfaction of Public Works.
2. Dedicate slope easement on Traymore Avenue to the satisfaction of Public Works.
3. Construct turnaround commensurate with a 60 feet right- of- way at the terminus of Traymore Avenue to the satisfaction of Public Works.
4. Construct highway improvements on Traymore Avenue and Baranca Avenue to include curb and gutter, sidewalk and drainage improvements to the satisfaction of Public Works.
5. Construct sidewalk (next to the property line) along the property frontage on Traymore Avenue to the satisfaction of Public Works.
6. 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.
7. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Baranca Avenue.
8. Plant street trees along the property frontage on Traymore Avenue and Baranca Avenue to the satisfaction of Public Works.
9. The typical sections shown are not necessarily approved.
10. 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.
11. 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.

12. Install postal delivery receptacles in groups to serve two or more residential units.
13. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Baranca Avenue and Traymore Avenue along the property frontage to the satisfaction of Public Works or as modified by Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section.
 - b. The proposed project, or portions thereof, are not within an existing Lighting District. Street Lighting plans cannot be approved prior to completion of the annexation process. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions of acceptance listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. It is the sole responsibility of the owner of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner of the project and the installation must be accepted by the Lighting Districts per approved plans prior to issuance of a Certificate of Occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the project and will be made a condition of approval to be in place for each phase.
 - (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 twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of “as-built” plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year.



Prepared by Sam Richards
tr 072444r-new.doc

Phone (626) 458-4921

Date 09-26-2013



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 72444 Map Date: September 03, 2013 - Ex A

C.U.P. _____ Vicinity: _____

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **Provide a cross section of the proposed Private Driveway and Fire Lane (clearly depicting any curbs, gutters and the driveway apron) on the Exhibit Map.**

By Inspector: Juan C. Padilla Date September 30, 2013

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



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 72444 Map Date: September 03, 2013 - Ex A

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install _____ public fire hydrant(s). Verify / Upgrade existing 2 public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Provide 2 fire flow availability forms, FORM 195, for the existing public fire hydrants located on Barranca Ave and near the intersection of Nearfield St./Traymore Ave. Submit the fire flow test prior to Tentative Map clearance.**

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

By Inspector Juan C. Padilla Date September 30, 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 #	72444	DRP Map Date:	09/03/2013	SCM Date:	09/03/2013	Report Date:	10/10/2013
Park Planning Area #	15	CHARETER OAK ISLANDS / GLENDORA 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:	0.08
IN-LIEU FEES:	\$20,898

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$20,898 in-lieu fees.

Trails:

No trails.

Comments:

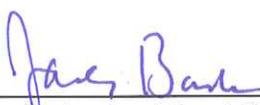
Proposing 10 detached condominium units with three existing single family units to be removed.

*****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, Land Acquisition & Development Section



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



PARK OBLIGATION WORKSHEET

Tentative Map #	72444	DRP Map Date:	09/03/2013	SMC Date:	09/03/2013	Report Date:	10/10/2013
Park Planning Area #	15	CHARETER OAK ISLANDS / GLENDORA HEIGHTS				Map Type: TENTATIVE	

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

(P)eople 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 **10** = Proposed Units **7** + Exempt Units **3**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.85	0.0030	7	0.08
M.F. < 5 Units	3.13	0.0030	0	0.00
M.F. >= 5 Units	3.00	0.0030	0	0.00
Mobile Units	3.51	0.0030	0	0.00
Exempt Units			3	
Total Acre Obligation =				0.08

Park Planning Area = **15 CHARETER OAK ISLANDS / GLENDORA HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.08	\$261,229	\$20,898

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	\$261,229	\$20,898



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Tentative Parcel Map No. 072311

Vicinity: San Gabriel

Tentative Parcel Map Date: September 3, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 072311** based on the use of public water (East Pasadena Water Company) and public sewer (County of Los Angeles Sanitation District No. 15) as proposed. A current original copy of a signed “Will Serve” letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by: Michelle Tsiebos Phone No. (626) 430-5382 Date: September 13, 2013

M.T.