



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

# SUBDIVISION COMMITTEE REPORT

**PROJECT NUMBER**      **HEARING DATE**  
R2014-00667                      TBD

## REQUESTED ENTITLEMENTS

Tentative Tract Map No. 072684  
Plan Amendment No. 201400002  
Zone Change No. 201400002  
Conditional Use Permit No. 201400028  
Parking Permit No. 201400009  
Environmental Assessment No. 201400058

### OWNER / APPLICANT

Candlewood Country Club/Brandywine Homes

### MAP/EXHIBIT DATE:

11/19/14

### SCM REPORT DATE:

12/18/14

### SCM DATE:

Reports Only

### PROJECT OVERVIEW

Subdivision: To create two multi-family lots with 53-unit townhouse condominium units in 12 detached buildings.

Plan Amendment: To amend the Countywide General Plan Land Use Category from O (Open Space) to 3 (Medium Density Residential: 12-22 dwelling units per acre).

Zone Change: To change the existing C-3-BE (Unlimited Commercial-Billboard Exclusion) and A-1 (Light Agricultural) Zones to R-3-DP (Limited Multiple Residence-Development Program) Zone.

CUP: To establish the Development Program zone and off-site fill transport exceeding 1,000 cubic yards.

Parking Permit: To allow a reduction of one guest parking space for Lot 1 and relocate one of the required guest parking spaces from Lot 1 to Lot 2.

### MAP STAGE

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

### MAP STATUS

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       3<sup>rd</sup> Revision (requires a fee):

### LOCATION

14000 Telegraph Road, South Whittier

### ACCESS

Telegraph Road

### ASSESSORS PARCEL NUMBER(S)

8030-008-011 & -024  
(new APNs from LLA required)

### SITE AREA

3.96 gross (3.62 net) acres

### GENERAL PLAN / LOCAL PLAN

Countywide General Plan

### ZONED DISTRICT

Sunshine Acres

### SUP DISTRICT

4<sup>th</sup>

### LAND USE DESIGNATION

O (Open Space) . 2.75 acres

1 (Low Density Residential: 1-6 du/acre) . 1.21 acres

### ZONE

C-3-BE and A-1

### CSD

NA

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<b>PROPOSED UNITS (DU)</b>	<b>MAX DENSITY/UNITS (DU)</b>	<b>GRADING (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)</b>
53	7 based on category 1 0 based on OS category	11,200 cy (7,100 cy cut and 4,100 cy fill) 3,100 export

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### **ENVIRONMENTAL DETERMINATION (CEQA)**

Pending

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### **SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

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

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### **SUBDIVISION COMMITTEE STATUS**

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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### **PREVIOUS CASES**

RLLA 201300010, RCOC 201300114, RPP 200801559, RCUP 200900049, REA 201200223, REA 201300132

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### **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Please read below for further details.

Environmental Determination:

1. Additional studies or reports may be required after the initial review of the environmental assessment.
2. For any questions related to site biology, you may contact the departmental biologist, Joseph Decruyenaere, directly at 213-974-1448 or [jdecruyenaere@planning.lacounty.gov](mailto:jdecruyenaere@planning.lacounty.gov).

Tentative Map:

3. Provide a lot table with net and gross area information for each existing parcel and proposed lots, as well as for the entire project area. The application states the total project area is 3.96 acres, but the lot table on the plans indicate the total gross area is 3.67 acres and the net area is 3.62 acres. Clarify the discrepancy.
4. Provide the new APNs established by the LLA. Ensure to provide copies of recorded grant/conveyance deeds with the new legal descriptions.
5. Provide grading information on the tentative map. Ensure the grading information is consistent with the information provided on the exhibit map and application.
6. The private driveway and fire lane includes the proposed parking spaces. Be advised that any changes to the parking spaces after tentative map approval or map recordation will require an amendment map or a revised map or a modification to a recorded map. The latter two entitlements require a public hearing. Private driveways and fire lanes do not include the proposed parking spaces.

Exhibit Map/Exhibit %A±:

7. Since multiple lots are proposed, each proposed lot shall be in compliance with the zoning requirements and development standards. Modifications to setbacks may be sought through a DP-CUP request. A front yard setback requires a minimum of 15 feet, a side yard setback requires a

minimum of 5 feet, and a rear yard setback requires a minimum of 15 feet from the property lines. Main residential buildings require a 10 ft. building separation. Accessory structures require a minimum 6 feet building separation from other structures/buildings. Fences/walls within the front yard setbacks are limited to a maximum height of 3.5 feet, and within the side and rear yard setbacks are limited to a maximum height of 6 feet. Ensure to address each modification request in the burden of proof.

- a. Lot 1: unit #11 only has a 10 ft. front yard setback and does not meet the minimum 15 ft. front yard setback requirement in the proposed R-3 zone.
  - b. Lot 2: units #21, 25, and 29 have a 10 ft. front yard setback, and unit #26 has a 12 ft. front yard setback, and do not meet the minimum 15 ft. front yard setback requirement in the proposed R-3 zone. The proposed clubhouse deck only has a 7 ft. rear yard setback and does not meet the minimum 15 ft. rear yard setback.
  - c. Lot 1: two trash enclosures are located within the front yard setbacks.
  - d. Lot 1: the trash enclosure only has a 4 ft. separation from unit #12. Accessory structures require a 6 ft. building separation.
  - e. Lot 2: the trash enclosure only has a 4 ft. separation from units # 28 and #29.
  - f. Lot 2: the trash enclosure near unit #46 has an 8 ft. rear yard setback.
  - g. Both Lots 1 and 2 contain fences/walls that exceed the maximum height of 3.5 feet (42 inches) within the front yard setback.
  - h. Please revise the CUP burden of proof to justify the modification requests.
8. Add Exhibit Map to the Exhibit Title in addition to Exhibit A.
  9. Parallel parking spaces shall measure 10 ft. by 24 ft. Parking spaces P3 and P4 measure 10 ft. by 22 ft. If a modification is requested for not meeting the parallel parking spaces, include this request in the parking permit and burden of proof.
  10. Provide landscape calculations.
  11. Clearly label existing fences/walls (including retaining walls) and indicate whether they are to remain or be removed.
    - a. Provide cross sections and elevations with height information of all existing and proposed fences/walls (including retaining walls). Some of the proposed fences/walls do not have the height/elevation information (e.g., Sections A-A, D-D, etc.).
    - b. The Telegraph Road cross section shows 47 ft. at centerline of the right-of-way. However, the distance from the property line to the centerline measures 50 ft. Clarify the discrepancy.
    - c. Sections A-A and D-D list proposed bldg. adjacent to the walkway. Clarify if the proposed bldg. is indeed the residential building or the patio wall.

Plan Amendment:

12. Review is pending upon the submittal of a revised burden of proof.
13. The current proposal for 53 condominium units is inconsistent with the overall maximum density of 7 dwelling units allowed on the project site under the existing countywide land use designation. Provide density calculations as well as a 500 ft. radius density map. Provide a list of properties with densities similar to the proposed project. Explain how the proposed project is compatible with the neighborhoods with regard to density.

Zone Change and Conditional Use Permit:

14. Review is pending upon the submittal of a revised burden of proof(s).
15. As part of the CUP, include the requests for exceeding the maximum fence/wall height requirement, modifying the yard setback(s), locating the trash bin(s) within the front yard, etc.; and provide the burden of proofs for the requested modifications.
  - a. If the wall/fence height for the trash enclosure exceeds the maximum height of 3.5 feet within the front yard setback, a modification to fence/wall height requirement is also required.
  - b. Ensure to provide the height of all existing and proposed fences/walls, including the walls/fences

for the trash enclosures.

Parking Permit:

16. Review is pending upon the submittal of a revised burden of proof.
17. Include the modification for the parallel parking spaces. Ensure to include this request in the burden of proof.

Healthy Design Ordinance (%HDO+):

18. Ensure the project meets the walkway and landscaping requirements for condo projects and parking lots.
19. Ensure to provide road cross sections drawn to scale for all right-of-ways, private driveways/fire lanes, etc.
20. Ensure the total linear feet of existing and proposed street frontage is indicated in the notes section.
21. Ensure to provide a continuous pedestrian walkway within the development/project.
22. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project street frontage, a minimum of 23 tree plantings for Lot 1 and 33 tree plantings for Lot 2 shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.
23. The proposed project is subject to the guidelines and requirements of the HDO.

Administrative/Other:

24. Application states an export of 3100 cy (under the Entitlements section) but the Project Data states 3670 cy export. Grading information on the application, map, and exhibits should be consistent. Clarify the discrepancies.
25. Ensure to provide the haul route with the final destination information for the proposed export materials.
26. Provide copies of the recorded grant/conveyance deeds with the new legal descriptions for the subject parcels.
27. Provide a photo simulation of the proposed walls/fences from the viewpoints of the interior of the development and from Telegraph Road.
28. Provide color photos of the property.
29. Provide floor plans and elevations for the proposed club house/recreation room and any other proposed structures/buildings.
30. Ensure to provide the number of stories and the floor area/square footage of the proposed clubhouse.
31. Provide the floor area/square footage of the overall recreation area, deck/patio, etc.
32. The existing land use categories of O (Open Space) and 1-Low Density Residential are proposed to be changed to OS-PR (Open Space . Parks and Recreation) by the General Plan Update.

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**RESUBMITTAL INSTRUCTIONS**

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

- *A completed and signed Land Division application,*
- *A signed and dated cover letter describing all changes made to the map,*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format,*
- *Revision fee payment (for the 3<sup>rd</sup> revision and thereafter), and*
- *Other materials requested by the case planner.*

**NOTE:** *An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are encouraged to contact the case planner for a preview of your next SCM submittal.*

The following reports consisting of 14 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.

7. 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.
8. If applicable, quitclaim or relocate easements running through proposed structures.
9. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
10. Place standard condominium notes on the final map to the satisfaction of Public Works.
11. 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.
12. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
13. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
14. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
15. 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.
16. 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.
17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

18. 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*

*Jc*

Prepared by John Chin

Phone (626) 458-4918

Date 12-03-2014

tr72684L-rev3.doc

<http://planning.lacounty.gov/case/view/tr072684/>



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

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

**TRACT NO.:** 072684

**TENTATIVE MAP DATE:** 11/19/2014  
**EXHIBIT MAP DATE:** 11/19/2014

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

1. Comply with the requirements of the Hydrology Report, which was conceptually approved on 10/02/2014 to the satisfaction of the Department of Public Works.

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 12/02/2014 Phone (626) 458-4921  
Andrew Ross

County of Los Angeles Department of Public Works  
Geotechnical and Materials Engineering Division  
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map	72684	Tentative Map Dated	11/19/14 (Exhibit)	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	---	Location	Whittier	APN	
Geologist	---	Subdivider	Brandywine Homes		
Soils Engineer	---	Engineer/Arch.	DMS Consultants, Inc.		

Review of:

Geologic Report(s) Dated: \_\_\_\_\_

Soils Engineering Report(s) Dated: \_\_\_\_\_

Geotechnical Report(s) Dated: \_\_\_\_\_

References: \_\_\_\_\_

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
2. Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
3. The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.

Prepared by



Jeremy Wan  
Soils Section

Ricardo Lopez-Maldonado  
Geology Section

Date 12/11/14

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

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

1. Provide standard property line return radii of 27 feet at the intersection of Telegraph Road and Bramblebush Avenue plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
2. Dedicate additional right of way at the knuckle intersection of Bramblebush Avenue and Honeysuckle Lane along the property frontage to the satisfaction of Public Works.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
4. Construct new driveway entrance to meet ADA requirements on Bramblebush Avenue to the satisfaction of Public Works. Additional right of way dedication is required to accommodate ADA requirements along the driveway entrance to the satisfaction of Public Works.
5. Construct 5' wide sidewalk (adjacent to the right of way) along the property frontage on Bramblebush Avenue and Honeysuckle Lane to the satisfaction of Public Works.
6. Repair any damaged improvements during construction to the satisfaction of Public Works.
7. Reconstruct the curb ramp at the intersection of Telegraph Road and Bramblebush Avenue to meet current ADA requirements to the satisfaction of Public Works. Remove the block wall from the proposed corner-cutoff to the satisfaction of Public Works.
8. Construct full-width sidewalk and curb ramps at all returns.
9. Plant street trees along the property frontage on Telegraph Road, Bramblebush Avenue and Honeysuckle Lane to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
10. Construct drainage improvements (and parkway drains, if needed) for street drainage to the satisfaction of Public Works.
11. Execute a covenant for private maintenance of curb/parkway drains; if any and

landscaped median/parkway along the property frontages to the satisfaction of Public Works.

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 a median opening along Bramblebush Avenue is required to meet Fire Department's access requirements, provide a minimum pavement width of 22 feet to accommodate our minimum requirements for left turn pockets on both southerly and northerly directions. The striping and median detail as shown on the Exhibit "A" plan view and typical section are not necessarily approved and are subject to design modifications to the satisfaction of Public Works. A detailed 1" = 40' scaled striping plan may be required to the satisfaction of Public Works.
14. 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.
15. Comply with the following street lighting requirements or as otherwise modified by Public Works:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Telegraph Road to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities 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 or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Street lighting plans cannot be approved prior to completion of annexation process. Upon submittal of the street lighting plans, 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 Public Works approving street lighting plans. It is the sole responsibility of the owner/developer 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/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

- 1) 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.
  - 2) Submit a map of the proposed development including any roadways conditioned for street lights 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 of billing, the area must be annexed into the Lighting District and all street lights in the development, or the approved phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided the above conditions are met, all street lights in the development, or approved project phase, have been constructed per Public Works approved plans and energized, and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

1. Approval of this map pertaining to grading is recommended.

**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:**

2. Provide approval of:
  - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP), if applicable/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
  - b. Per County Code Section 12.84.430 (C), follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-009) to the maximum extent practicable.
  - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
  - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
3. Prior to rough grade certification ("approval", J105.7), submit landscape and irrigation plans for each commercial/multi-family/open space lot with slope planting in the land division with landscape area greater than or equal to 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.



Name N. Said

Date 11-25-2014

Phone (626) 458-4921

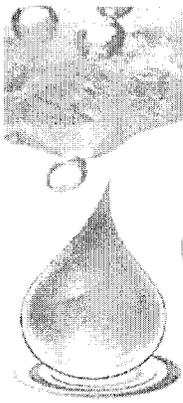
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072684\GP 072684\2014-11-19 TTR 072684 SUBMITTAL

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

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. Proposed main line sewers along Telegraph Road shall be constructed 6 feet from curb (on pavement/street side). Provide right angle connection from proposed sewer to existing sewer system with proposed manhole on Telegraph Road.
3. A sewer area study for the proposed subdivision (PC12214AS, dated 07-02-2014) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.
6. Submit a recorded waiver and agreement for the proposed mainline sewer to be constructed under the block wall prior to the sewer improvement plan approval.

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 buildings/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 building/lot.
3. 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.
4. Prior to obtaining the building permit from the Building and Safety Office, submit landscape and irrigation plans for each commercial/multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. This tentative map is recommended for approval through the term of the will serve letter issued by the water purveyor which will expire on 01/23/2015. Should the tentative map not be approved prior to expiration, the approval shall be withheld until the water purveyor has re-issued its will serve letter.
6. The applicant shall comply with the requirements as indicated on the attached letter dated 07/23/2014 from the Orchard Dale Water District to the satisfaction of Public Works.
7. 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.
8. Depict all line of sight easements on the landscaping and grading plans.
9. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.
10. If recycle water is available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.



# Orchard Dale WATER DISTRICT

13819 E. Telegraph Road, Whittier, CA 90604 • Office: (562) 941-0114 • Fax: (562) 944-6384 • Web: [www.odwd.org](http://www.odwd.org)

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Dennis R. Azevedo  
*General Manager*  
Edward A. Castaneda

## WILL SERVE LETTER

**July 23, 2014**

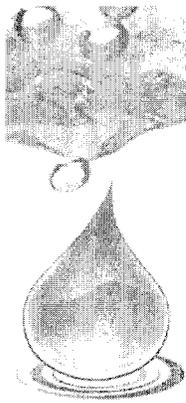
Sandy Zundell, Project Manager  
Brandywine Homes  
16580 Aston, Irvine, CA. 92606  
Ph: (949) 296-2400 Ext. 105  
14000 Telegraph Rd,  
Whittier, CA 90602  
Phone (909) 581-0676

Water Service Availability, for 14000 Telegraph Rd, Whittier, CA 90602  
Tentative tract number 72684

Mrs. Sandy Zundell

The referenced development ("Development") located in Whittier, California lies within the service area of Orchard Dale Water District ("District"). The District is prepared to provide water service to the Development subject to the following conditions and reservations:

- 1) Developer shall submit to District all plans, designs and fire department requirements for the Development in order that the District may design the necessary distribution system and other facilities required for the Development in accordance with District Rules and Regulations.
- 2) Developer shall, In accordance with District Rules and Regulations, pay all required fees and charges including any required deposit amounts in order to process plans, designs, and complete construction of the required on-site and off-site improvements.
- 3) Developer shall comply with District Rules and Regulations in force and effect at the time water service is requested and those Rules and Regulations may be amended from time to time including, but not limited to, the payment of any and all District charges, fees, and expenses necessary to provide service to the subject Development.



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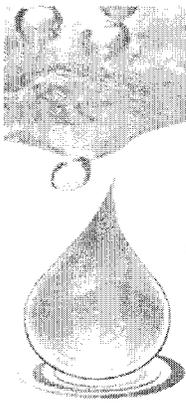
Edward A. Castaneda

## Orchard Dale Water District Will Serve Letter – \ Brandywine Homes

July 23, 2014

Page 2

- 4) Developer acknowledges that water service to the Development shall be subject to availability of water. While there is currently no prohibition against additional connections, the District has the authority to reduce and restrict service connections. The developer further acknowledges that this letter does not constitute any guaranty that at the time of connection water service will be available for the Development.
- 5) Developer agrees that this water service letter is exclusive to the Development described above (and number of units, if indicated) and may not be transferred or assigned to any other person or for any other purpose without the District's written consent. **The proposed property meter respectfully will serve a commercial facility and/or 53 Condo units which will require their own individual meters. The development of additional structures at this address will require their own meters, completely separate from any existing service connections (Fire Meter, Irrigation Meter, & Domestic Meter).**
- 6) Provision of water service to the Development is contingent upon the Development meeting the requirements of any other governmental entity having jurisdiction over such development.
- 7) This letter and any representation made herein shall be null and void six (6) months from the date hereof if water service has not been installed. The developer shall not be entitled to any water connections not made at time of the expiration of this letter.
- 8) At any time prior to connection and upon a finding by the Board of Directors that the District is unable to serve the property for reasons beyond its control, this letter may be revoked by the District.
- 9) The developer for itself and on behalf of its successors agrees to defend, at developer's expense, any action brought against the District, its agents, officers or employees because of the issuance of any approvals or authorizations obtained herein, or in the alternative, to relinquish such approvals. The developer agrees to reimburse the District for any costs, fees or expenses the district may incur as a result of any such legal action. Developer further agrees that in conducting the defense of such action, District shall be entitled to engage its own attorneys, the expense of which shall be paid by developer.



# Orchard Dale WATER DISTRICT

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**Orchard Dale Water District  
Will Serve Letter –Brandywine Homes**

**July 23, 2014  
Page 3**

10) All service pursuant to this letter shall be in accordance with District Rules and Regulations as they may be amended from time to time. By issuing this letter, the District does not guarantee any specific quantities, pressures, or flows with respect to service provided by the District.

Sincerely,

Randall Silvert –Superintendent  
Orchard Dale Water District

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2014

Brandywine Homes – Sandy Zundell

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Title)





## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 72684

MAP DATE: November 19, 2014

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

#### **CONDITIONS OF APPROVAL – ACCESS**

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. The private driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
3. A reciprocal access agreement is required for the private driveway since it will be shared access by all future units. Submit documentation to the Fire Department for review prior to Final Map clearance.
4. The Private Driveways and Fire Lane shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
6. The fire lane shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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PROJECT: TR 72684

MAP DATE: November 19, 2014

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7. All proposed pedestrian gates shall comply with the County of Los Angeles Fire Code and the Fire Department's Regulation 5. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
8. The proposed Stamped Concrete shall provide a minimum width of 26 feet and be capable to support a live load of 75,000 pounds. Verification for compliance is required prior to occupancy.
9. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
10. All proposed driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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---

### CONDITIONS OF APPROVAL - WATER

1. Install **5** public fire hydrant(s). As noted on the Exhibit A.  
Location: AS PER MAP FILED IN OUR OFFICE.
2. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. The required fire flow from the required public fire hydrants for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
4. Per the fire flow test performed by Orchard Dale Water District dated 03-13-14, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
6. 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.
7. Parking shall be restricted 30 feet adjacent to any required public or private fire hydrant, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
8. An approved automatic fire sprinkler system is required for all proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>72684</b>	DRP Map Date: <b>11/19/2014</b>	SCM Date: / /	Report Date: <b>12/16/2014</b>
Park Planning Area #	<b>2</b>	<b>SOUTH WHITTIER / EAST LA MIRADA</b>		Map Type: <b>REV. (REV RECD)</b>

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:	<b>0.50</b>
IN-LIEU FEES:	<b>\$127,997</b>

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$127,997 in-lieu fees.

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: Kathline J. King  
Kathline J. King, Chief of Planning



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>72684</b>	DRP Map Date:	<b>11/19/2014</b>	SMC Date:	<b>/ /</b>	Report Date:	<b>12/16/2014</b>
Park Planning Area #	<b>2</b>	<b>SOUTH WHITTIER / EAST LA MIRADA</b>				Map Type:	<b>REV. (REV RECD)</b>

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	3.83	0.0030	0	0.00
M.F. < 5 Units	<b>3.38</b>	<b>0.0030</b>	<b>14</b>	<b>0.14</b>
M.F. >= 5 Units	<b>3.10</b>	<b>0.0030</b>	<b>39</b>	<b>0.36</b>
Mobile Units	2.51	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.50</b>

Park Planning Area = **2 SOUTH WHITTIER / EAST LA MIRADA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.50	\$255,994	<b>\$127,997</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
<b>Total Provided Acre Credit:</b>				<b>0.00</b>	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.50	0.00	0.00	0.50	\$255,994	<b>\$127,997</b>



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Director of Environmental Health

**TERRI S. WILLIAMS, REHS**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
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[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

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Fourth District

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Fifth District

December 5, 2014

Tentative Tract Map No. 072684

Vicinity: Whittier

Tentative Tract Map Date: November 19, 2014

The Los Angeles County Department of Public Health – Environmental Health Division approves **Tentative Tract Map 072684** based on the use of public water (Orchard Dale Water District) and public sewer (County of Los Angeles Sanitation District) as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by:

**MICHELLE TSIEBOS, REHS, DPA** (M.T)  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov)  
TEL (626) 430-5382 • FAX (626) 813-3016