



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

**PROJECT NUMBER**      **HEARING DATE**  
TR072934                      TBD

**REQUESTED ENTITLEMENTS**

Tentative Tract Map No. 072934 (RPPL 2016001252)  
Plan Amendment No. 2016001256  
Conditional Use Permit No. 2016001255  
Environmental Assessment No. 2016001254

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Howard Shih / Calland Engineering

**MAP/EXHIBIT DATE:**

3/8/16

**SCM REPORT DATE:**

4/7/16

**SCM DATE:**

4/14/16

**PROJECT OVERVIEW**

Subdivision: To create 28 new single-family residential lots.

Plan Amendment: To amend the local Hacienda Heights Community Plan from RL10 (Rural Land – maximum 1 dwelling unit per 10 acres) to H2 (Residential 2 – 2 dwelling units per acre).

CUP: For development within a Significant Ecological Area, hillside management, and on-site grading exceeding 100,000 cubic yards and export of grading materials.

**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**

Holmes Circle

**ACCESS**

Holmes Circle

**ASSESSORS PARCEL NUMBER(S)**

8289-019-006

**SITE AREA**

39.1 acres

**GENERAL PLAN / LOCAL PLAN**

Hacienda Heights

**ZONED DISTRICT**

Hacienda Heights

**SUP DISTRICT**

4<sup>th</sup>

**LAND USE DESIGNATION**

RL10 (Rural Land – 1 dwelling unit per 10 acres)

**ZONE**

A-2-1 (Heavy Agricultural – 1 acre min.)

**CSD**

NA

**PROPOSED UNITS (DU)**

28

**MAX DENSITY/UNITS (DU)**

3

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

160,000 cy cut, 70,000 cy fill, 90,000 cy export

**ENVIRONMENTAL DETERMINATION (CEQA)**

Initial Study required

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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	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	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	Hold	Vicente Banada (626) 430-5382 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@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

TR48120, TR51671

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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; and recommends redesign to meet zoning and land use requirements. Please read below for further details.

Environmental Determination:

1. The Biological Assessment report is under review.
2. Additional studies or reports may be required after the initial review of the environmental assessment.
3. 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:

1. The proposed lots are located in areas exceeding 25% slope. Redesign to avoid areas exceeding 25%.
2. Ensure the lot table includes the net and gross area information for each proposed lot, as well as for the entire project area. In addition to the net and gross area information for the entire project, include the open space area information on the lot table.
3. There is a discrepancy with the grading information. The tentative map states 160,000 cy cut, 70,000 cy fill, and 90,000 cy of export. The application states 190,000 cy cut, 130,000 cy fill, and 60,000 cy of export. Ensure the grading information is consistent with the information provided on the exhibit map and application.
4. Irregular lots are proposed. The proposed lots shall have side lines at an approximate right angle to the street. Redesign the lots to meet this requirement.
5. Ensure to label all existing and proposed right-of-ways, private driveways, fire lanes, etc.
6. Are you proposing a gate?
7. Lots 9, 12, and 27 do not meet the minimum lot width requirement. Redesign to comply.
8. A separate open space lot should be proposed. Indicate who will be responsible for the maintenance of the open space lot.
9. Clearly delineate lot lines, open space areas, private driveways/fire lanes, etc. Some of the lot lines are undecipherable.
10. Show all existing and proposed easements on the tentative map.
11. Clearly label existing fences/walls (including retaining walls) and indicate whether they are to remain or

be removed.

12. Under the Notes section, one parcel is proposed. Are you proposing fee lots or a multi-family condo lot?
13. The Notes section states "1" existing unit. Aerial photos show the subject property as a vacant lot. Existing structures need to be depicted on the tentative map and indicate whether it is to remain or be demolished.

Exhibit Map/Exhibit "A":

14. Provide a separate open space exhibit. Ensure to include the open space and landscape calculations.
15. The Exhibit "A" should provide compliance with the Hillside Design Guidelines.
16. Provide cross sections and elevations of all existing and proposed fences/walls (including retaining walls).

Plan Amendment:

17. The proposed project does not meet the burden of proof. Provide an updated/revised burden of proof.
18. The current proposal for 28 residential units is inconsistent with the overall maximum density of 3 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.

Conditional Use Permit:

19. The proposed project is subject to the Hillside Management Areas (HMA) Ordinance. Ensure the project meets the guidelines and standards of the HMA ordinance. Ensure to complete the Sensitive Hillside Design Measures Checklist (Hillside Design Guidelines). The checklist is available on the departmental website under Applications & Forms.
20. The proposed project does not meet the burdens of proof. Provide an update/revised burdens of proof.
21. The proposed grading requires a CUP. Indicate this request on the application and provide a burden of proof.
22. Provide a haul route and the export location for the proposed 90,000 cy of export.
23. The proposed project does not meet the minimum lot area and a CUP for a density controlled development (DCD) is required. If you are proposing a DCD, indicate this request on the application and provide a burden of proof.
24. A separate burden of proof is required for hillside management, on and off-site grading, export of grading materials, density controlled development, and development within a Significant Ecological Area.
25. Provide an open space exhibit that delineates/shows the proposed uses for each open space area.
26. Significant Ecological Area Technical Advisory Committee (SEATAC) review will be required for the proposed project.

Healthy Design Ordinance ("HDO"):

27. The proposed project is subject to the guidelines and requirements of the HDO.
28. Ensure to provide road cross sections drawn to scale for all right-of-ways, private driveways/fire lanes, etc.
29. Ensure the total linear feet of existing and proposed street frontage is indicated in the notes section.
30. 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.

Administrative/Other:

31. Recorded maps show a proposed street (connecting to Hadley Street, a private and future street) located within the subject property. Ensure to consult with DPW regarding this proposed street.
32. Portions of the subject property are within the earthquake/seismic and landslide zones. Ensure to consult with DPW regarding the earthquake/seismic and landslide zones.
33. The subject property is located within the Very High Fire Hazard area.
34. Ensure the information on the tentative map and exhibits match the information provided on the application.
35. Indicate the type of waste disposal on the application,
36. Ensure all maps/exhibits are accurate, consistent, and drawn to scale.

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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.

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 evidence that the Department of Regional Planning is prepared to recommend waiving the street frontage requirement for Parcels 2 to 28. If interior driveway access is not supported by Regional Planning, provide a private and future street system to the satisfaction of Public Works.
2. An approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 to 3). The hydrology report shall be submitted directly to Public Works.
3. An approved engineering geology report is required. Please see attached Geologic and Soils Engineering review sheet (Comments G1 and G2) for comments and requirements. The engineering geology report shall be submitted directly to Public Works and a review fee is also required.
4. An approved soils report is required. Please see attached Geologic and Soils Engineering review sheet (Comments S1 to S4). The soils report shall be submitted directly to Public Works and a review fee is also required.
5. Please see attached Grading review sheet (Comment 2) for requirement.
6. Please see attached Road review sheet (Comment 1) for requirement.
7. An approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for comments. The area study shall be submitted directly to Public Works.
8. 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 requirement. The "Will Serve Letter" shall be submitted directly to Public Works.
9. Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for requirement. The "Will Serve Letter" shall be submitted directly to Public Works.
10. A revised tentative map is required to show the following additional items:

- a. On the title description, please change “Tentative Tract Map #72934” to “Tentative Tract No. 72934”.
  - b. Delineate and call out the County of Los Angeles/City of Whittier boundary lines.
  - c. Provide a site address if one is available.
  - d. Provide a project scope.
  - e. Provide a Lot Table showing the proposed usage of each lot.
  - f. If applicable, 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.
  - g. Please see attached Subdivision checked print for additional comments.
  - h. Please see attached Hydrology review sheet (Comment 4) for comment.
  - i. Please see attached Grading review sheet (Comment 1) for requirements.
  - j. Please see attached Road review sheet (Comment 2) for requirements.
  - k. Please see attached Water review sheet (Comment 2) for requirements.
11. A revised exhibit map is required to show the following additional items:
- a. On the title description, please change “Tentative Tract Map #72934” to “Tentative Tract No. 72934”.
  - b. Delineate and call out the County of Los Angeles/City of Whittier boundary lines.
  - c. Provide a site address if one is available.
  - d. Provide a project scope.

- e. Provide a Lot Table showing the proposed usage of each lot.
  - f. If applicable, 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.
  - g. Please see attached Subdivision checked print for additional comments and requirements.
  - h. Please see attached Grading review sheet (Comment 1) for requirements.
  - i. Please see attached Road review sheet (Comment 2) for comments and requirements.
  - j. Please see attached Sewer review sheet (Comment 3) for requirements.
  - k. Please see attached Water review sheet (Comment 2) for requirements.
12. A revised “Land Division Application” is required to indicate the Method of Sewage Disposal (public/private septic system) and if retaining walls are to be proposed. In addition, the quantities for the proposed grading do not match the quantities listed on the tentative map.

*HW*

*AC*

Prepared by Aissa Carrillo  
tr72934L-new.doc  
<http://planning.lacounty.gov/case/view/tr072934/>

Phone (626) 458-3126

Date 04-05-2016



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

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

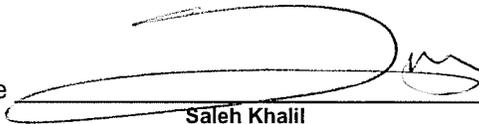
**TRACT MAP NO.: 072934**

**TENTATIVE MAP DATE: 03/09/2016**  
**EXHIBIT MAP DATE: 03/09/2016**

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 and any change in the drainage patterns, Preliminary soils and geology reports may be required based on geographic and adverse geotechnical conditions.
2. Comply with the current LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>). Please use the link below for LID Manual:  
<http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>
3. Mitigate portions of the property with proposed improvements that are lying in or adjacent to flood hazard areas.
4. Submit a revised map showing offsite drainage patterns affecting the proposed grading. Offsite flow should not be blocked by the proposed development.

Name

  
Saleh Khalil

Date 03/30/2016

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:

1. A revised tentative map and exhibit map are required to show the following additional items:
  - a. Earthwork volume, including cut, fill, import, export and over-excavation, as applicable.
  - b. Slope set back as required per grading ordinance (J108).
  - c. 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 applicable, add a general note that no private easements exist on the site.
  - d. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
  - e. Grading limits for the storm drains for flows leaving the site.
  - f. Reconcile grading quantities shown on the tentative map and subdivision application (grading quantities shall include cut, fill, and over-excavation). If the grading information on the subdivision application is incorrect, resubmit a revised application.
  - g. Indicate maintenance responsibilities for all drainage devices.
  - h. See additional comments on the tentative map at the following link: <ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/TTR%2072934/>
2. Approval of the latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.

*DR*

Name Diego Rivera Date 3/31/16 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Denial (01-20-09).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. Provide private & future street design unless the Department of Regional Planning supports waiving the requirement for lot street frontage and allows internal driveway access.
2. A revised tentative parcel map and a revised exhibit map are required to show the following additional items:
  - a. Access the check print at the following website for comments:

<ftp://dpwftp.co.la.ca.us/pub/LDD/ER/TR072934/>

Prepared by Erik Rodriguez  
tr072934r

Phone (626) 458-4921

Date 03-31-2016





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 subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. 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 exhibit map is required to show the following items:
  - a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
  - b. Show how the proposed development is to be served by existing public sewer and call out the proposed points of connection.
  - c. 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.
  - d. 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.
  - e. Show off-site improvements required by the approved area study, if any.

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

Page 1/1

TRACT NO. 072934

TENTATIVE MAP DATED 03-08-2016  
EXHIBIT MAP DATED 03-08-2016

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. 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/exhibit map is required to show the following additional items:
  - a. Show existing water line and show how the on-site proposed developments will be served by existing public water and call out the proposed points of connection.

 Prepared by Tony Khalkhali  
tr72934w-new.doc

Phone (626) 458-4921

Date 03-31-2016

OWNER:  
YONG-XIN INVESTMENT GROUP, LLC  
195 MOUNT OLIVE DRIVE  
BRADBURY, CA 91010  
TEL: 626-358-8125

PREPARED BY:  
JACK LEE, PE  
CAL LAND ENGINEERING, INC.,  
576 E. LAMBERT ROAD  
BREA, CALIFORNIA 92821  
PH: 714-671-1050  
FAX: 714-671-1090  
SEPTEMBER 20, 2006

RECEIVED  
DEPT OF REGIONAL PLANNING  
TR072934 TENTATIVE  
08 MAR 2106

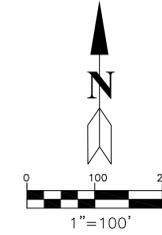
**"MAJOR LAND DIVISION  
TENTATIVE TRACT MAP #72934  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 2 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF  
LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**APN NO. 8289-019-006**

**CONSTRUCTION NOTES:**

- ① REBUILD CONCRETE V GUTTER
- ② CONSTRUCT DRIVEWAY APPROACH
- ③ INSTALL GATE WITH GUARD SHACK
- ④ INSTALL STORM DRAIN CATCH BASIN
- ⑤ CONSTRUCT RIP-RAP



**CALLAND ENGINEERING, INC.**  
dba QUARTECH CONSULTANTS  
576 E. LAMBERT ROAD, BREA, CA 92821  
TEL: (714) 671-1050 FAX: (714) 671-1090

Easements?

Add street name and label it as "Private and Future Street".

Please clarify what this line is.

Improvement?

Remove all angle points.

Label right-of-way line.

Clearly delineate and call out existing right-of-way line.

Add street name.

Holmes Circle

LOT	NET AREA(SF)	GROSS AREA (SF)	PAD AREA (SF)
1	19,902.90	24,370.39	5,327.16
2	18,263.03	22,241.38	5,327.16
3	21,764.90	25,115.04	4,700.00
4	21,251.13	23,960.25	5,350.00
5	21,186.74	23,886.86	4,770.00
6	21,106.88	23,807.00	4,770.00
7	21,027.01	23,720.88	4,770.00
8	19,420.37	22,946.90	4,770.00
9	34,928.37	35,878.86	4,770.00
10	28,731.30	30,232.68	6,568.06
11	36,173.64	37,538.78	6,024.00
12	22,300.73	22,980.59	5,072.21
13	24,783.68	27,733.97	6,572.18
14	24,999.47	27,102.75	6,572.18
15	24,978.05	27,078.86	6,572.18
16	24,958.05	27,058.15	6,572.18
17	24,937.33	27,037.44	6,572.18
18	24,989.61	27,112.53	6,572.18
19	26,076.56	27,112.53	6,572.18
20	28,189.31	30,667.96	6,572.18
21	31,017.50	33,738.90	6,572.18
22	27,913.38	42,671.67	7,083.08
23	30,850.54	35,019.47	7,760.87
24	23,763.42	27,001.62	7,760.87
25	19,242.12	23,667.09	7,760.87
26	14,710.23	16,667.49	5,910.88
27	30,564.36	31,384.40	5,241.49
28	29,873.92	31,217.39	6,221.49

LOT	AREA (SF)	FRONTAGE (FT)
1	19,882.54 SF	150.00'
2	18,264.87 SF	132.65'
3	21,764.90 SF	107.54'
4	21,251.11 SF	90.30'
5	21,186.74 SF	90.0'
6	21,106.88 SF	90.0'
7	21,027.01 SF	90.0'
8	19,476.11 SF	100.43'
9	34,928.37 SF	35.20'
10	28,731.30 SF	55.61'
11	36,173.64 SF	50.56'
12	22,300.73 SF	25.18'
13	24,828.08 SF	76.34'
14	24,999.47 SF	70.00'
15	24,969.85 SF	70.00'
16	24,919.14 SF	70.00'
17	24,937.33 SF	70.00'
18	24,989.56 SF	70.62'
19	26,076.56 SF	73.84'
20	28,189.31 SF	73.34'
21	31,017.50 SF	78.86'
22	27,948.64 SF	148.32'
23	30,437.01 SF	172.61'
24	23,765.45 SF	103.06'
25	19,315.04 SF	116.01'
26	14,710.23 SF	72.49'
27	30,564.36 SF	30.37'
28	29,873.92 SF	49.76'

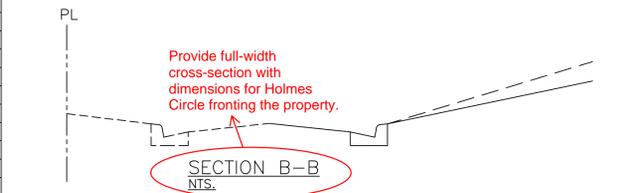
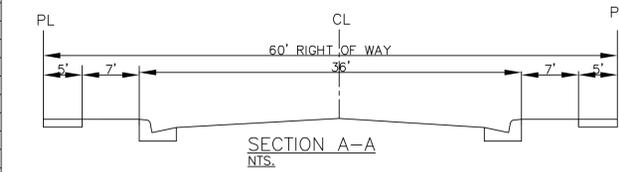
CURVE	DELTA	RADIUS (FT)	LENGTH (FT)
R1	N 64°26'33" E	203.71'	90.87'
R2	N 60°52'28" E	113.02'	57.45'
R3	N 47°6'3" E	54.51'	40.81'
R4	N 76°21'6" E	159.73'	38.05'
R5	N 87°31'16" E	159.73'	6.91'
R6	N 81°7'53" E	473.81'	73.34'
R7	N 77°52'18" E	473.81'	73.84'
R8	N 86°48'1" E	473.81'	26.46'
R9	N 87°17'57" E	413.81'	19.51'
R10	N 88°19'49" E	413.81'	12.06'
R11	N 51°56'25" E	50.0'	33.21'
R12	N 51°40'0" E	54.4'	36.40'
R13	N 36°22'11" E	54.0'	50.55'
R14	N 30°59'58" E	54.0'	55.61'
R15	N 52°38'53" E	54.0'	35.20'
R16	N 1°54'57" E	54.0'	83.02'
R17	N 48°41'7" E	50.0'	36.05'
R18	N 68°9'42" E	452.87'	172.61'
R19	N 76°57'38" E	452.85'	103.06'
R20	N 80°56'22" E	452.87'	71.62'
R21	N 42°53'47" E	54.0'	44.39'
R22	N 13°5'5" E	54.0'	72.49'
R23	N 57°46'41" E	54.0'	30.37'
R24	N 37°12'18" E	54.0'	49.76'

**ABBREVIATIONS / LEGEND:**

- CBW..... CONC. BLOCK WALL
- C&G..... CURB AND GUTTER
- D/A..... DRIVEWAY APPROACH
- PP..... POWER POLE
- EX..... EXISTING
- FH..... FIRE HYDRANT
- FL..... FLOW LINE ELEVATION
- G/M..... GAS METER
- SMH..... MAN HOLE
- S/W..... SIDEWALK
- SD..... STORM DRAIN
- TC..... TOP OF CURB ELEV.
- W/M..... WATER METER

- (195.37)..... EXISTING ELEVATION
- 195.37..... PROPOSED ELEVATION
- ..... DIRECTION OF FLOW
- ..... LANDSCAPE

Show all proposed retaining walls, if applicable.



**EARTH WORK QUANTITIES**

CUT:	160,000	CY	Quantities do not match with those of the Land Division Application.
FILL:	70,000	CY	
EXPORT:	90,000	CY	

**SPECIAL NOTE:**  
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

**UTILITY SERVICES:**

- WATER - SAN GABRIEL VALLEY WATER COMPANY
- SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT
- GAS - SOUTHERN CALIFORNIA GAS CO.
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
- TELEPHONE - VERIZON
- SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT
- FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT
- SHERIFF - COUNTY OF LOS ANGELES, SHERIFF DEPARTMENT

**BENCHMARK**

DATUM: NAVD 88  
QUAD/YEAR: WHITTIER/2005  
BM NUMBER: G 4796  
ELEV: 743.627  
DESCRIPTION: LS TAG #3785 IN S CB 300 MM (1FT) W/O BCR @SW COR COLIMA RD & CASINO DR

**NOTES:**

- ZONE: A-2-1 (PRESENT)
- ZONE: A-2-1 (PROPOSED)
- NO. OF EX. PARCELS: 1
- NO. OF PROP. PARCELS: 1+29
- NO. OF EX. UNITS: 1
- NO. OF PROP. UNITS: 28
- AREA OF LOT: 1,700,746.56 SQ. FT. (39.04 ACRE)



Add lot number and usage. Is this an open space lot? Please label.

What is this solid line?

RELEASED

REVISIONS

**PROJECT LOCATION:**  
TR72934  
HOLMES AND HADLEY  
APN: 8289-019-006

DRAWN: X.Y.  
CHECKED:  
DATE: 02-18-2016  
JOB NO.: 13-034-010  
SCALE: 1" = 100'  
FILE NAME:

**T-1**

SHEET 1 OF 1 SHT.

SUBDIVISION

OWNER:  
YONG-XIN INVESTMENT GROUP, LLC  
195 MOUNT OLIVE DRIVE  
BRADBURY, CA 91010  
TEL: 626-358-8125

PREPARED BY:  
JACK LEE, PE  
CAL LAND ENGINEERING, INC.,  
576 E. LAMBERT ROAD  
BREA, CALIFORNIA 92821  
PH: 714-671-1050  
FAX: 714-671-1090  
SEPTEMBER 20, 2006

EXHIBIT MAP

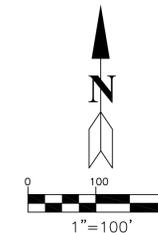
"MAJOR LAND DIVISION TENTATIVE TRACT MAP #72934  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 2 SOUTH, RANGE 11 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF  
LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

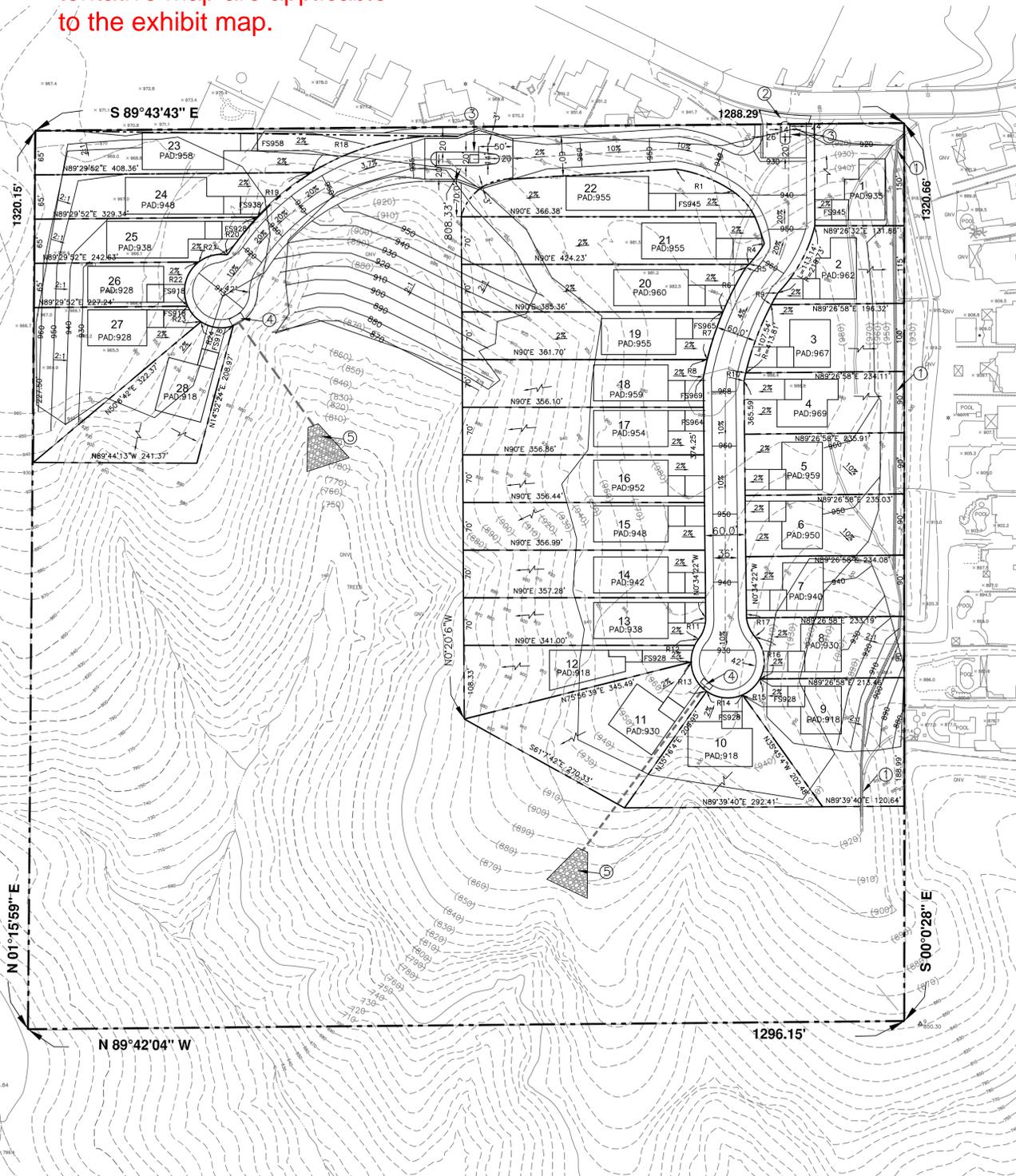
APN NO. 8289-019-006



VICINITY MAP



All corrections on the tentative map are applicable to the exhibit map.



LOT	NET AREA(SF)	GROSS AREA (SF)	PAD AREA (SF)
1	19,902.90	24,370.39	5,327.16
2	18,263.03	22,241.38	5327.16
3	21,764.90	25,115.04	4,700.00
4	21,251.13	23,960.25	5,350.00
5	21,186.74	23,886.86	4,770.00
6	21,106.88	23,807.00	4,770.00
7	21,027.01	23,720.88	4,770.00
8	19,420.37	22,946.90	4,770.00
9	34,928.37	35,878.86	4,770.00
10	28,731.30	30,232.68	6,568.06
11	38,173.64	37,538.78	6,024.00
12	22,300.73	22,980.59	5,072.21
13	24,783.68	27,733.97	6,572.18
14	24,999.47	27,102.75	6,572.18
15	24,978.05	27,078.86	6,572.18
16	24,958.05	27,058.15	6,572.18
17	24,937.33	27,037.44	6,572.18
18	24,989.61	27,112.53	6,572.18
19	26,076.56	27,112.53	6,572.18
20	28,189.31	30,667.96	6,572.18
21	31,017.50	33,738.90	6,572.18
22	27,913.38	42,671.67	7,083.08
23	30,850.54	35,019.47	7,760.87
24	23,763.42	27,001.62	7,760.87
25	19,242.12	23,667.09	7,760.87
26	14,710.23	16,667.49	5,910.88
27	30,564.36	31,384.40	5,241.49
28	29,873.92	31,217.39	6,221.49

LOT	AREA (SF)	FRONTAGE (FT)
1	19,882.54 SF	150.00'
2	18,264.87 SF	132.65'
3	21,764.90 SF	107.54'
4	21,251.11 SF	90.30'
5	21,186.74 SF	90.0'
6	21,106.88 SF	90.0'
7	21,027.01 SF	90.0'
8	19,476.11 SF	100.43'
9	34,928.37 SF	35.20'
10	28,731.30 SF	55.61'
11	38,173.64 SF	50.56'
12	22,300.73 SF	25.18'
13	24,828.08 SF	76.34'
14	24,999.47 SF	70.00'
15	24,969.85 SF	70.00'
16	24,919.14 SF	70.00'
17	24,937.33 SF	70.00'
18	24,989.56 SF	70.62'
19	26,076.56 SF	73.84'
20	28,189.31 SF	73.34'
21	31,017.50 SF	78.86'
22	27,948.64 SF	148.32'
23	30,437.01 SF	172.61'
24	23,765.45 SF	103.06'
25	19,315.04 SF	116.01'
26	14,710.23 SF	72.49'
27	30,564.36 SF	30.37'
28	29,873.92 SF	49.76'

CURVE	DELTA	RADIUS (FT)	LENGTH(FT)
R1	N 64°26'33" E	203.71'	90.87'
R2	N 60°52'28" E	113.02'	57.45'
R3	N 47°6'3" E	54.51'	40.81'
R4	N 76°21'6" E	159.73'	38.05'
R5	N 87°31'16" E	159.73'	6.91'
R6	N 81°7'53" E	473.81'	73.34'
R7	N 77°52'18" E	473.81'	73.84'
R8	N 86°48'1" E	473.81'	26.46'
R9	N 87°17'57" E	413.81'	19.51'
R10	N 88°19'49" E	413.81'	12.06'
R11	N 51°56'25" E	50.0'	33.21'
R12	N 51°40'0" E	54.4'	36.40'
R13	N 36°22'11" E	54.0'	50.55'
R14	N 30°59'58" E	54.0'	55.61'
R15	N 52°38'53" E	54.0'	35.20'
R16	N 1°54'57" E	54.0'	83.02'
R17	N 48°41'7" E	50.0'	36.05'
R18	N 68°9'42" E	452.87'	172.61'
R19	N 76°57'38" E	452.85'	103.06'
R20	N 80°56'22" E	452.87'	71.62'
R21	N 42°53'47" E	54.0'	44.39'
R22	N 13°5'5" E	54.0'	72.49'
R23	N 57°46'41" E	54.0'	30.37'
R24	N 37°12'18" E	54.0'	49.76'

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FILL: 70,000 CY  
EXPORT: 90,000 CY

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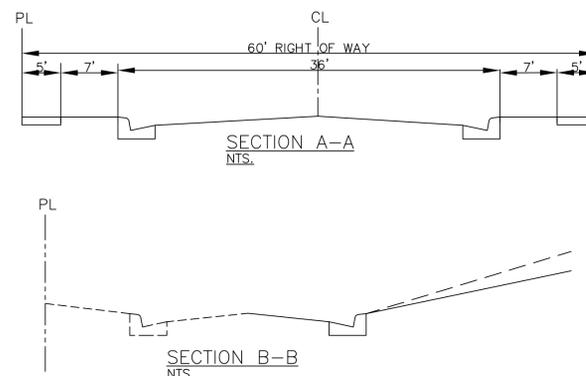
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BENCHMARK

DATUM: NAVD 88  
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NOTES:

ZONE: A-2-1 (PRESENT)  
ZONE: A-2-1 (PROPOSED)  
NO. OF EX. PARCEL: 1  
NO. OF PROP. PARCEL: 1  
NO. OF EX. UNIT: 1  
NO. OF PROP. UNIT: 28  
AREA OF LOT: 1,700,746.56 SQ. FT. (39.04 ACRE)



RELEASED

REVISIONS

PROJECT LOCATION:  
TR72934  
HOLMES AND HADLEY  
APN: 8289-019-006

DRAWN: X.Y.  
CHECKED:  
DATE: 02-18-2016  
JOB NO.: 13-034-010  
SCALE: 1" = 100'  
FILE NAME:



E-1

SHEET 1 OF 1 SHT.

SUBDIVISION

CALLAND ENGINEERING, INC.  
dba QUARTECH CONSULTANTS  
576 E. LAMBERT ROAD, BREA, CA 92821  
TEL: (714) 671-1050 FAX: (714) 671-1090

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 072934

Page 1/1

TENTATIVE MAP DATED 03-08-2016  
EXHIBIT MAP DATED 03-08-2016

- 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 Aissa Carrillo  
tr72934L-new.doc  
<http://planning.lacounty.gov/case/view/tr072934/>

Phone (626) 458-3126

Date 04-05-2016

The following report 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, Underground 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. 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.
6. 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. If applicable, quitclaim or relocate easements running through proposed structures.
8. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
9. Grant ingress/egress and utility easements to the public over the private and future or future streets.
10. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
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 \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

*HW*



Prepared by Aissa Carrillo  
tr72934L-new.doc  
<http://planning.lacounty.gov/case/view/tr072934/>

Phone (626) 458-3126

Date 04-05-2016



## 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 72934

MAP DATE: March 08, 2016

---

**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### TENTATIVE/EXHIBIT MAP - HOLDS

1. Clearly identify if the proposed roads within the development will be public streets or private driveways. Indicate compliance prior to Tentative Map clearance.
2. If Private Driveways are proposed as the road circulation for the project, the private driveways shall be designed to comply with the Private Drive Manual as approved by the Department of Public Works and the Fire Department. Indicate compliance on the Tentative and Exhibit Maps prior to Tentative Map clearance.
3. A cross section for each road design, including the gated entrance and the raised median at the entrance to the development, is required on the Tentative and Exhibit Maps. Indicate compliance prior to Tentative Map clearance.
4. The maximum grade for the roads if private driveway are being proposed shall not exceed 15%. Provide a driveway profile clearly indicating the proposed gradient, including the angles of approach and departure at all changes in grade. Indicate compliance on the Exhibit Map prior to Tentative Map clearance.
5. All portions of the exterior walls of the future residential buildings shall be located within 150 feet from the approved road system. The proposed layout as shown on the Exhibit Map may not comply with this requirement. Redesign of the Exhibit Map indicating access compliance may be required prior to Tentative Map clearance.
6. Locate and show all existing public fire hydrant within 300 feet of the property lot frontage on the Exhibit Map. Compliance required prior to Tentative Map.



## 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 72934

MAP DATE: March 08, 2016

- 
7. Submit a fire flow availability form, FORM 195, to our office for the closest existing public fire hydrant located Holmes Circle to the lot frontage. Compliance required prior to Tentative Map.
  8. The required fire flow for this development is **1250** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.
  9. Submit a Preliminary Water Design Report from San Gabriel Valley Water Company for the proposed water line extension within this development confirming the design will meet the Fire Department's minimum fire flow requirement. Submit a copy for review prior to Tentative Map clearance.
  10. This property is located within the area described as "Very High Fire Hazard Severity Zone". A "Preliminary Fuel Modification Plan" is required prior to Tentative Map clearance. Contact our Fuel Modification Unit at (626) 969-5205 for submittal details. Submit a copy or confirmation of approval to our office to release of the Tentative Map hold.

### **FINAL MAP CONDITIONS OF APPROVAL**

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. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 72934

MAP DATE: March 08, 2016

- 
4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
  5. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
  6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.
  7. All raised center medians shall provide a break, a rolled curb, or curb depression at intervals determined by Public Works in consultation with the Fire Department. The location and distance between the median breaks will be determined by Public Works and the Fire Department during final road/street plan design. Road improvement plans must be submitted to the Fire Department for review and approval prior to final approval by the Department of Public Works.

### PROJECT CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
2. 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.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 72934

MAP DATE: March 08, 2016

- 
3. The on-site private driveways shall provide a minimum paved unobstructed width of 20 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.
  4. The gradient of the private driveways shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
  5. Any change of direction within a private driveway 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.
  6. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
  7. Install **TBD** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
  8. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
  9. The required fire flow from the public fire hydrant for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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PROJECT: TR 72934

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- 
10. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
  11. Parking shall be restricted adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.
  12. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
  13. All proposed gates, both vehicular and pedestrian gates, shall comply with the Fire Department's Regulation 5. Verification for compliance will be performed during final inspection of the gate prior to occupancy.
  14. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  15. All proposed streets and 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.

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>72934</b>	DRP Map Date:	<b>03/08/2016</b>	SCM Date:	<b>04/14/2016</b>	Report Date:	<b>04/05/2016</b>
Park Planning Area #	<b>10</b>		<b>ROWLAND HEIGHTS</b>			Map Type:	<b>TENTATIVE</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>0.29</b>
IN-LIEU FEES:	<b>\$69,985</b>

**Conditions of the map approval:**

**The park obligation for this development will be met by:**

The payment of \$69,985 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

Supv D 4th  
March 10, 2016 06:44:51  
QMB02F.FRX



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>72934</b>	DRP Map Date:	<b>03/08/2016</b>	SMC Date:	<b>04/14/2016</b>	Report Date:	<b>04/05/2016</b>
Park Planning Area #	<b>10</b>		<b>ROWLAND HEIGHTS</b>			Map Type:	<b>TENTATIVE</b>

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  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.51	0.0030	28	0.29
M.F. < 5 Units	3.08	0.0030	0	0.00
M.F. >= 5 Units	3.07	0.0030	0	0.00
Mobile Units	3.28	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				<b>0.29</b>

Park Planning Area = **10 ROWLAND HEIGHTS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.29	\$241,328	<b>\$69,985</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
0.29	0.00	0.00	0.29	\$241,328	<b>\$69,985</b>

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

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

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April 5, 2016

Tentative Tract Map No. 072934

Vicinity: Hacienda Heights

Tentative Tract Map Date: March 8, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 072934** based on the use of public water (San Gabriel Valley Water Company) and public sewer as proposed for wastewater disposal. A copy of the current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

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