



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

PROJECT NUMBER **HEARING DATE**
R2014-01586 TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 072939
Oak Tree Permit No. 201400027
Environmental Assessment No. 201400125

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Arroyo Pacific Inc.
(Palm Heights Dev., Inc . Austin Richey)

**MAP/EXHIBIT
DATE:**

6/3/14

**SCM REPORT
DATE:**

7/3/14

SCM DATE:

7/17/14

PROJECT OVERVIEW

Subdivision: To create one multi-family lot with 18 detached condominium units.

Oak Tree Permit: For the removal of seven oak trees and encroachment into the protected zone of nine oak trees.

MAP STAGE

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

MAP STATUS

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

LOCATION

183 & 205 East Palm Street, Altadena

ACCESS

Palm Street

ASSESSORS PARCEL NUMBER(S)

5833-019-031 & -035

SITE AREA

3.31 acres

GENERAL PLAN / LOCAL PLAN

Altadena

ZONED DISTRICT

Altadena

SUP DISTRICT

5th

LAND USE DESIGNATION

LD . Low Density Residential (1-6 du/gross ac)

ZONE

R-1-7500 (Single-Family
Res.. 7500 SF min. lot area)

CSD

Altadena

**PROPOSED UNITS
(DU)**

18

**MAX DENSITY/UNITS
(DU)**

TBD

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

15,000 cy cut and 15,000 cy fill (balanced on-site)

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Lynda Hikichi (213) 974-6433 lhikichi@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Sheela Mathai (213) 351-5121 smathai@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626)430-430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required:

Exhibit Map/Exhibit ~~%A~~+Revision Required:

Revised Application Required:

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: *At this time, Regional Planning does not recommend approval of the tentative map. Redesign to reduce oak tree removals and encroachments into the oak tree protected zones. Redesign to meet the guidelines and standards of the Altadena Community Standards District. Please read below for further details.*

Tentative Map:

1. The gross area should be calculated to the center line of the right of way.
2. The net area should exclude highway dedications, existing and proposed easements.
3. Provide the existing land use categories.
4. Clearly identify and label the area that is ~~%N~~ot a Part+of the subdivision.
5. Clearly depict all existing and proposed easements on the tentative map. Ensure to provide the width, length, and area of the existing and proposed easements. The easement document (Instrument No. 81-19047) listed under the ~~%E~~asements+section is a ~~%D~~claration of Homestead+for a property located in Diamond Bar. The ~~%E~~asements+section describes this document as an ~~%e~~asement for driveway, road and public utility.+ Clarify the discrepancy.
6. Clarify the proposed project (e.g., 1 multi-family lot with 18 detached condominium units, etc.). Are you proposing a remainder parcel? Which is the remainder parcel?
7. Clearly depict and label the proposed private driveway and fire lane.
8. Clearly label the lot as ~~%L~~ot 1+.
9. Provide the total linear feet of existing and proposed street frontage under the ~~%n~~otes+section.
10. Clearly indicate whether the existing structures/buildings will be demolished or remain.
11. The ~~%N~~ote+section of the maps and exhibits states that ~~%o~~nly trees exceeding 10+in tree trunk diameter are shown.+ Clearly depict all oak trees and their protected zones. Ensure to provide the oak tree diameter information.
12. Clearly indicate which oak tree is proposed to be removed, encroached, or remain.
13. Show all existing fences/walls. Indicate whether the existing fences/walls will be demolished or remain.
14. Ensure the cross sections are drawn to scale.

15. It seems all of the oak trees are proposed to be removed or encroached, and there are no efforts to save or lessen the impacts to the oak trees. Redesign to reduce the number of oak tree removals/encroachments.
16. The maximum number of units shall be dependent upon the net area after excluding the highway dedication and easements.
17. The subject property is located within the Altadena Community Standards District (CSD), and subject to all guidelines and standards of the CSD.

Exhibit Map:

18. Clearly show the building footprints and common area improvements on the Exhibit Map.
19. Information provided on the site plan and exhibit should be combined into one ~~map~~ exhibit.
20. Clearly identify the area that is ~~not~~ a Part of the subdivision.
21. The gross area should be calculated to the center line of the right of way.
22. The net area should exclude highway dedications, existing and proposed easements.
23. Provide existing and proposed land use categories.
24. Clarify the proposed project (e.g., 1 multi-family lot with 18 detached condominium units, etc.). Are you proposing a remainder parcel? Which is the remainder parcel?
25. Ensure that all common pedestrian walkways are depicted. Depiction of street tree plantings is also recommended but not required until the final map stage.
26. Clarify the purpose for the retaining walls.
27. What type of sign is proposed? Signs are subject to the guidelines and standards of the sign ordinance.
28. Based on 18 residential units, five guest parking spaces are required. One of the five guest parkings shall be van accessible. Ensure each parking space meets the minimum parking standards. Provide the parking space dimensions.
29. The proposed guest parking spaces including the van accessible do not meet the minimum 26 feet vehicular backup space. Each parking space shall have a minimum 26 feet vehicular backup space. Clearly show the backup space area. Redesign to comply.
30. The loading area for the van accessible shall be located on the passenger side. Ensure the van accessible meets the minimum four feet walkway requirement.
31. The proposed tot area's proximity to the guest parking spaces doesn't seem safe. Are you proposing any type of fencing or other safety measures around the tot area?
32. The proposed project is subject to all guidelines and standards of the CSD. Based on the lot area, a minimum rear yard setback of 35 feet is required. Redesign to comply.
33. Based on the lot width, a side yard setback of minimum 26 feet 9 inches is required. Redesign to comply.
34. Provide the front yard calculations. Per the CSD, the front yard is based on the average depth of all residentially-zoned front yards on same side of street, on same block.
35. Provide the floor area and lot coverage calculations.
36. Per the CSD, the maximum floor area and lot coverage is $0.25 \times (\text{net area}) + 1,000$, but not greater than 9,000 square feet. The proposed project exceeds the maximum 9,000 square feet floor area and lot coverage. A conditional use permit to modify the standards is required. Please submit a conditional use permit burden of proof in addition to the filing fee of \$8244.

37. Ensure the cross sections are drawn to scale.
38. Clearly depict all oak trees and their protected zones. Ensure to number each oak tree and provide the oak tree diameter information.
39. Clearly indicate which oak tree is proposed to be removed, encroached, or remain.

Oak Tree Permit:

40. Oak trees shall be numbered and correspond to the trees listed in the arborist report. The arborist report shall include the current health/status of each tree and the proposed status (e.g., removal, encroachment, to remain, etc.) of each tree.
41. Clearly depict/indicate which oak tree is to be removed, encroached, or remain.
42. Clearly depict the protected zones of all oak trees on the maps and exhibits.
43. Ensure the oak trees information on the maps, exhibits, and arborist reports are consistent. Application states nine trees will be encroached and seven will be removed. The oak tree exhibit lists ten trees will be protected and seven will be removed. The oak tree exhibit also lists a total of 17 trees but the arborist report states a total of 18 trees. Clarify the discrepancies.
44. The ~~Note~~ section of the maps and exhibits states that ~~only~~ trees exceeding 10+in tree trunk diameter are shown.+ Clearly depict all oak trees and their protected zones. Ensure to provide the oak tree diameter/trunk information.
45. It seems all of the oak trees on the subject property will be either removed or encroached. Redesign to reduce the number of removals and encroachments of oak trees.

Environmental Determination:

46. Additional studies or reports may be required after the initial review of the environmental assessment.
47. For any questions related to site biology, you may contact the biologist, Joseph Decruyenaere, directly at 213-974-1448 or jdecruyenaere@planning.lacounty.gov.

Community Standards District:

48. The proposed project is subject to all guidelines and standards of the CSD.
49. Instead of providing a separate CSD exhibit, the information required for the CSD exhibit may be depicted on the ~~condo~~ exhibit+.

Healthy Design Ordinance (~~HDO~~):

50. The on-site 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 total of 267.54 linear feet of street frontage, a total of 11 tree plantings 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:

51. The APN on the application is incorrect. Application lists 5833-019-033 and -035, whereas

the plans list 5833-019-031 and -035. Ensure all information is accurate and consistent.

52. Provide a clear project description (e.g., one multi-family lot with 18 detached condominiums, etc.). Application states 18 residential lots with a remainder %tot+lot. Where is the remainder lot? The tot area is an amenity to the residents of the lot and is not a separate lot. Are you proposing the tot area as a separate lot?
53. Application states removal of nine and encroachment of seven oak trees. Indicate if any of the oak trees are heritage. The oak tree exhibit lists protection of ten and removal of seven oak trees. The arborist report states a total of 18 oak trees. Clarify the discrepancies.
54. Provide the cut and fill information on the application.
55. Ensure all information are consistent and accurate.
56. Provide copies of all recorded easements.

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 3rd revision and thereafter)*
- *Any other additional 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 strongly encouraged to contact the case planner and discuss the map revision and other materials.

Date 07-24-2014

TO: Nooshine Paidar
Department of Regional Planning

Attention Lynda Hikichi

FROM: John Chin
Department of Public Works

TRACT NO. 072939-New (updated 07-24-14).

Public Works' report for NO SCM map dated _____.

Revised Public Works' report for map dated 06-03-2014.

Revised pages of Public Works' report for map dated 06-03-2014 as follows.

Road: 1. Updated Denial No. 1

2. Deleted Conditions No. 1 and 3.

Revised Public Works' report clearing previous Geologic and Soils denial(s).

Public Works still has Drainage, Grading, Sewer, Revised Map and Revised Application denial(s).

Public Works' clearance for Public Hearing.

Please forward the attached Engineer's and City's copy.

A waiver for the final map ;may be filed.

Other:

cc: Austin Richey; Palm Heights Development, Inc.

Edel Vizcarra

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

- 1) An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1, 4, and 6) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 2) Please see attached Geologic review sheet for comments and requirements.
- 3) Provide a report for the onsite infiltration rate. Please see attached Soils Engineering review sheet for comments and requirements. The report shall be submitted directly to Public Works.
- 4) Please see attached Grading review sheet (Comments 2 to 6) for comments and requirements.
- 5) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- 6) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- 7) Provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.
- 8) A revised tentative map and/or exhibit map are required to show the following additional items:
 - a. Add the number “0” in front of Tract Number 729³⁹~~16~~ (i.e. TR 072939).
 - b. 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.

- c. Provide the following title description:

“MAJOR LAND DIVISION
TENTATIVE TRACT NUMBER 072939
(FOR CONDOMINIUM PURPOSES)
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA”

- d. Revise Proposed Land Use to multi-family (Detached Condominium).
- e. Provide the amount of cubic yard of grading proposed.
- f. Provide name, registration stamp, and signature of the civil engineer.
- g. Label “A” Street as a “Private Drive and Fire Lane”.
- h. Provide a x-section of Palm Street by showing existing improvements and proposed improvements.
- i. Show all existing utilities lines (i.e. water and sewer) and show how the proposed development is to be served by existing utilities and call out the points of connection.
- j. Please see attached Storm Drain and Hydrology review sheet (Comments 2, 3 and 5).
- k. Please see attached Grading review sheet (Comment 1) for comments and requirements.
- l. Please see attached Road review sheet for comments and requirements.
- m. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
- n. Please see attached Water review sheet (Comment 2) for comments and requirements.

HW
Prepared by John Chin

Phone (626) 458-4918

Date 06-25-2014



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

TRACT MAP NO. 072939

TENTATIVE MAP DATED 06/03/2014
EXHIBIT MAP 06/03/2014

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

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Add a note to the tentative map stating, "The Developer/Engineer acknowledge that the size of the water quality and/or flood control basin will be reviewed at the improvement plan stage. Significant change of the size of the basin from what is shown on the tentative map may result in revising planning documents by the Department of Regional Planning."
3. Prior to tentative map approval for drainage, submit a revised tentative map showing clear and legible contour lines, existing offsite elevations and proposed onsite elevations at the property line, offsite drainage patterns, and existing & proposed drainage patterns. Show and label all existing Los Angeles County drainage systems and easements.
4. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
5. Prior to tentative map approval for drainage, submit an exhibit map showing building footprints, pad elevations, and proposed drainage and grading patterns.
6. A Drainage Benefit Assessment Area (DBAA) will be required to fund the ongoing operation, maintenance, and replacement (if required) of the proposed publically maintained water quality devices.

Reviewed by  Date 06/25/2014 Phone (626) 458-4921
Andrew Ross

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
___ Geologist
___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP _____ 72939 _____
SUBDIVIDER _____ Arroyo Pacific, Inc. _____
ENGINEER _____ Bonadiman & Associates, Inc. _____
GEOLOGIST _____ --- _____
SOILS ENGINEER _____ --- _____

TENTATIVE MAP DATED _____ 6/3/14 _____
LOCATION _____ Altadena _____
REPORT DATE --- _____
REPORT DATE --- _____

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

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

The Soils Engineering review dated 6-24-14 is attached.

NOTE Provide a copy of this review with your resubmittal

Prepared by


Ricardo Lopez-Maldonado

Reviewed by


Charles Nestle

Date 17 June 2014

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office ---
PCA LX001129 / A863
Sheet 1 of 1

Tentative Tract Map 72939
Location Altadena
Developer/Owner Arroyo Pacific, Inc.
Engineer/Architect Bonadiman & Associates, Inc.
Soils Engineer ---
Geologist ---

DISTRIBUTION:

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

Review of:

Tentative Map Dated by Regional Planning 6/3/14

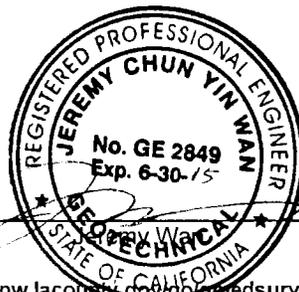
ACTION:

Tentative Map feasibility is not recommended for approval.

REMARKS:

1. Unless the proposed development is exempt from complying with the requirements of low impact development per Land Development Division, provide a report for the onsite infiltration rate. Report shall conform to current County policies (see documents at <http://dpw.lacounty.gov/ladd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf> and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf> for details).
2. Include a copy of this review sheet with your response.

Prepared by _____



Date 6/24/14

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

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gme\pub\Development Review\Soils Review\Jeremy\TR 72939, Altadena, TTM-NA_1.doc

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

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Benchmark information.
 - b. Retaining wall information. All retaining walls should be labeled and dimensioned with the height provided at the tallest point in the wall and any points where the height changes. On the map, clearly point the construction note to the right location of the wall. Show how far the wall from the proposed structures of each unit.
 - c. Earthwork volume, including cut, fill, import, and export, as applicable and as shown on the application.
 - d. 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.
 - e. 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.
 - f. Call out the proposed improvements (fence, wall, etc.) along the property lines.
 - g. No walls or fence allowed within the proposed dedication.
 - h. Call out A Street to be either a "Private and Future" or "Private Driveway and Fire Lane".
 - i. Offsite existing grading and drainage patterns.
 - j. Clarify the shown double lines between Units, e.g. Unit 5 & 6.
 - k. Show the existing and proposed grading and drainage patterns.

2. Approval of the latest hydrology study including MS4 Permit requirements approved by the Storm Drain and Hydrology Section of Land Development Division.
3. An Oak Tree Permit will be required. Show the protected zone of each Oak Tree. Give number to each tree that will be covered by the permit and show the disposition.
4. The existing access easement must be kept clear of obstruction. Clearly show how far the proposed structure of Unit 10 and 11 from the easement.
5. The separation line between units should not be called P.L.
6. Correct the application that is calling for 15,000 C.Y of cut and 15,000 of fill while calling No Grading.

Name N Said  Date 6/24/2014 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072939\GP 072939\2014-06-09 TTR 072939 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. A revised tentative map and exhibit map are required. See additional road comments as shown in the attached files (2014-06-19 TTM072939 Exhibit Map RD 1stCheck, and 2014-06-19 TTM 072939 Tentative Map RD 1stCheck) which can be found at the following ftp link:

<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTR%20072939/>

Prepared by Joseph Nguyen
TR072939r.doc

jn

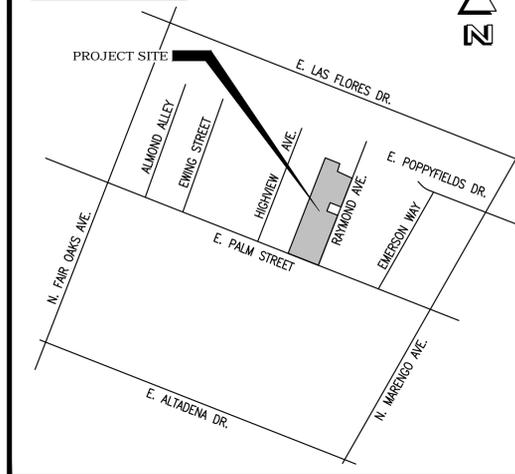
Phone (626) 458-4921

Date 07-24-2014

TENTATIVE TRACT MAP # 72939

183 E. PALM AVENUE ALTADENA, CA

VICINITY MAP



PROJECT INFORMATION

GROSS ACREAGE: 144,425 SF/3.31 AC.
NET LOT AREA: 137,366 SF/3.15 AC.
EXISTING ZONING: R-1-7500
PROPOSED ZONING: R-1-7500
SURROUNDING ZONING: R-1-7500
EXISTING LAND USE: UNOCCUPIED
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
FEMA DESIGNATION: NONE (OUTSIDE OF ANY FLOODPLAIN)

NUMBERED LOTS: 18
REMAINDER PARCELS: 1
TOTAL PARCELS: 19

APPLICANT

PALM HEIGHTS DEVELOPMENT, INC
2705 N. TOWNE AVE. SUITE B,
POMONA, CA 91767

CONTACT:
AUSTIN RICHEY
TEL: (626) 574-9453
FAX: (626) 359-4800
E-MAIL: ARichey@VictoryContractorsInc.com

OWNER

ARROYO PACIFIC INC.
41 W SANTA CLARA AVE,
ARCADIA, CA 91006

CONTACT:
THOMAS P. CLARK
TEL: (626) 294-0661

UTILITY INFORMATION

WATER: LAS FLORES WATER DISTRICT
428 E. SACRAMENTO ST. ALTADENA CA 91001
626-797-1138

TRASH: ATHENS SERVICES
14048 E. VALLEY, LA PUENTE CA 91746
626-336-3636

GAS: SOUTHERN CALIFORNIA GAS
555 W 5TH STREET, LOS ANGELES, CA
213-244-1200

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
2244 WALNUT GROVE AVE, ROSEMEAD, CA
800-655-4555

TELEPHONE: AT&T
800-288-2020

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF LOT 19, OF ALTADENA MAP NO. 3 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN'S: 5833-019-031 & 5833-019-035

EXISTING SETBACKS

R-1
FRONT 20'
CORNER 5', EXCEPT ON REVERSED, WHICH IS 10'
INTERIOR SIDE 5'
REAR 15'

NOTE

ONLY TREE'S EXCEEDING 10" IN TREE TRUNK DIAMETER ARE SHOWN

ABBREVIATIONS/LEGEND

- AC ASPHALTIC CONCRETE SURFACE
- CB STORM DRAIN CATCH BASIN
- (E) EXISTING
- R RADIUS
- REM REMOVE EXISTING TREE
- SF SQUARE FEET
- S/W SIDEWALK
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN PROTECTED IN PLACE
- EXISTING STRUCTURES
- EXISTING BUILDING TO BE REMOVED

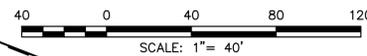
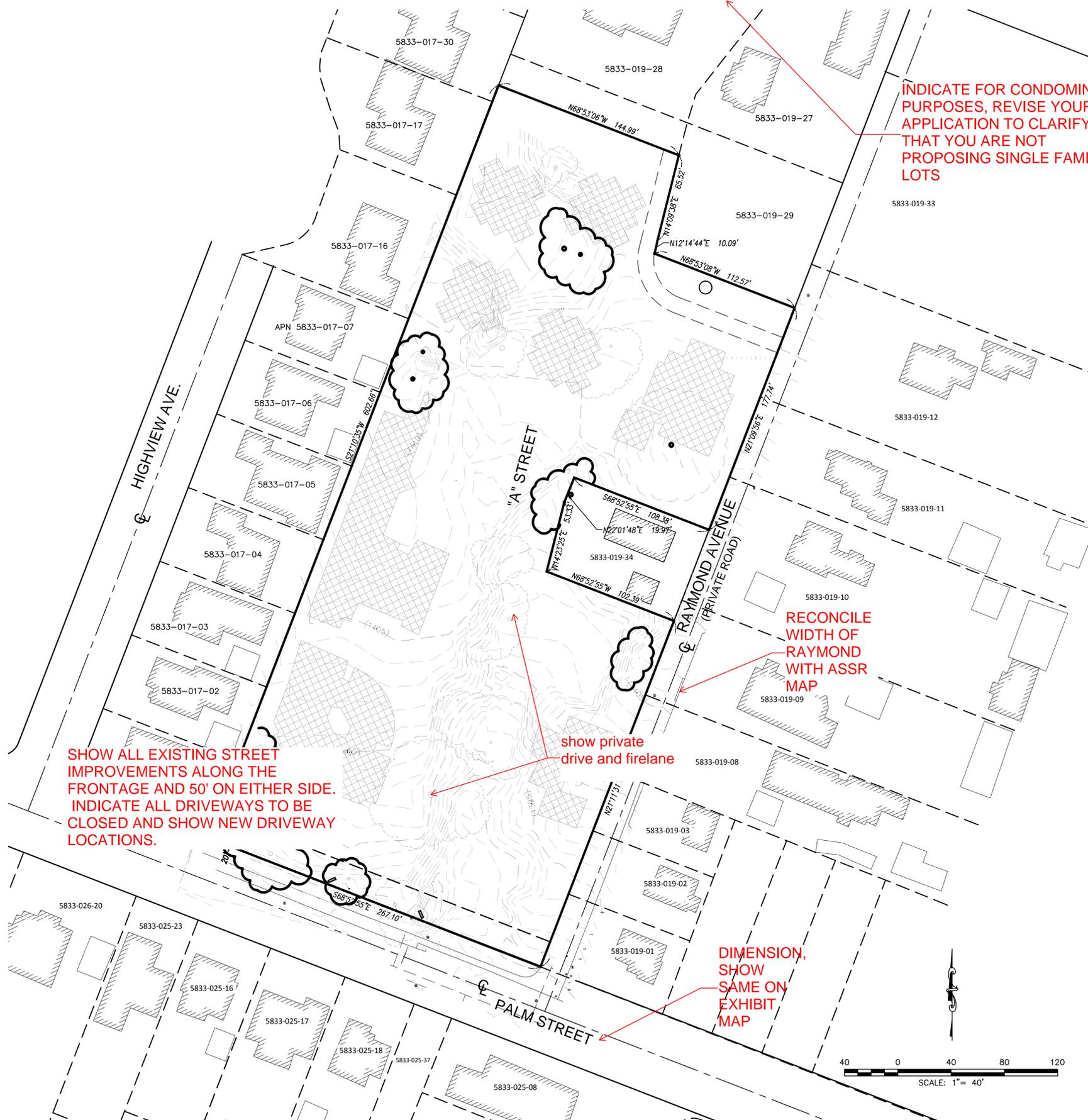
SHOW ALL EXISTING STREET IMPROVEMENTS ALONG THE FRONTAGE AND 50' ON EITHER SIDE. INDICATE ALL DRIVEWAYS TO BE CLOSED AND SHOW NEW DRIVEWAY LOCATIONS.

show private drive and firelane

RECONCILE WIDTH OF RAYMOND WITH ASSR MAP

DIMENSION, SHOW SAME ON EXHIBIT MAP

INDICATE FOR CONDOMINIUM PURPOSES, REVISE YOUR APPLICATION TO CLARIFY THAT YOU ARE NOT PROPOSING SINGLE FAMILY LOTS



BONADIMAN TEL: (909) 885-3806
JOSEPH E. BONADIMAN & ASSOCIATES, INC. 244 NORTH ARROWHEAD AVE.
ENGINEERS - G.T.S. - SURVEYING - PLANNING SAN BERNARDINO, CA 92409
FAX: (909) 381-1721 www.bonadiman.com

VERTICAL DATUM

BENCH MARK: DESCRIBED BY LA COUNTY CA 1968 1.8 MI E FROM DEVILS GATE RESERVOIR ALTADENA 1.8 MI E OF THE DEVILS GATE RESERVOIR, ALTADENA DRIVE AND MARENGO AVE, AT THE NE CORNER, 49.2' E OF THE CENTER OF MARENGO AVE, 21.5' N OF THE CENTER OF ALTADENA DR, 6.5' SE OF PP. SET IN THE TOP OF THE CURB, 8' W OF THE W EDGE OF A CONCRETE CATCH BASIN. TOP OF CURB CHISELED AE 289
VERTICAL DATUM NGVD 29
ELEVATION 1345.02

HORIZONTAL DATUM

BASIS OF BEARINGS:
CENTERLINE OF PALM AVENUE, BEING N 69°00'25"W, AS SHOWN ON PARCEL MAP NO. 6910 P.M.B. 76, PAGE 68.

TETATIVE TRACT MAP #72939

183 E. PALM AVENUE
ALTADENA, CA
APN: 5833-019-31, 35

REVISIONS

NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR:	PALM HEIGHTS DEVELOPMENT, INC.		
DRAWN BY:	MR	SCALE:	1" = 40'
CHECKED BY:	EB	JOB NO:	133923
DISREGARD PRINTS BEARING EARLIER REVISION DATES	05-12-14	SHEET:	1 OF 1

TENTATIVE TRACT MAP

183 E. PALM AVENUE ALTADENA, CA

ADD NUMBER

LABEL AS EXHIBIT MAP

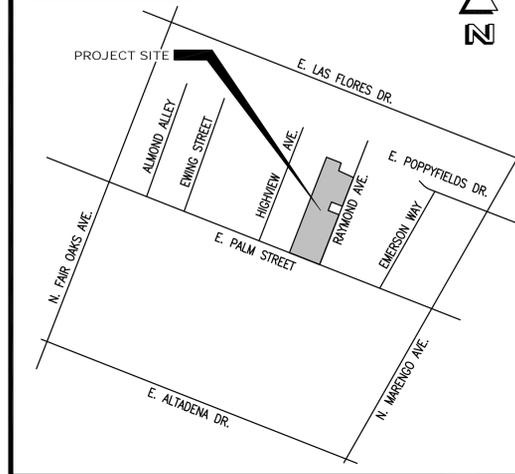
REMOVE THE OFFER OF DEDICATION (TYP.)

LABEL AS PVT DRIVE AND FIRELANE, SHOW SAME ON TENTATIVE MAP

PROPOSED DRIVEWAY APRON

cannot encroach into local depression of CB

VICINITY MAP



PROJECT INFORMATION

GROSS ACREAGE: 144,425 SF/3.31 AC.
NET LOT AREA: 137,366 SF/3.15 AC.
EXISTING ZONING: R-1-7500
PROPOSED ZONING: R-1-7500
SURROUNDING ZONING: R-1-7500
EXISTING LAND USE: UNOCCUPIED
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
FEMA DESIGNATION: NONE (OUTSIDE OF ANY FLOODPLAIN)

NUMBERED LOTS: 18
REMAINDER PARCELS: 1
TOTAL PARCELS: 19

APPLICANT

PALM HEIGHTS DEVELOPMENT, INC
2705 N. TOWNE AVE. SUITE B,
POMONA, CA 91767

OWNER

ARROYO PACIFIC INC.
41 W SANTA CLARA AVE,
ARCADIA, CA 91006

CONTACT:
AUSTIN RICHEY
TEL: (626) 574-9453
FAX: (626) 359-4800
E-MAIL: ARichey@VictoryContractorsInc.com

CONTACT:
THOMAS P. CLARK
TEL: (626) 294-0661

UTILITY INFORMATION

WATER: LAS FLORES WATER DISTRICT
428 E. SACRAMENTO ST. ALTADENA CA 91001
626-797-1138

TRASH: ATHENS SERVICES
14048 E VALLEY, LA PUENTE CA 91746
626-336-3636

GAS: SOUTHERN CALIFORNIA GAS
555 W 5TH STREET, LOS ANGELES, CA
213-244-1200

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
2244 WALNUT GROVE AVE, ROSEMEAD, CA
800-655-4555

TELEPHONE: AT&T
800-288-2020

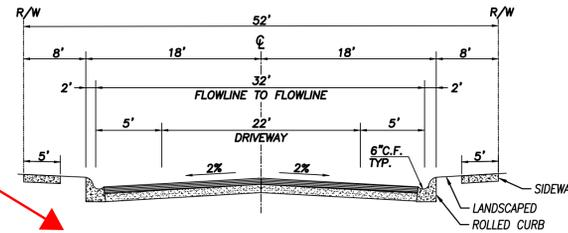
LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF LOT 19, OF ALTADENA MAP NO. 3 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52 PAGE 50 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

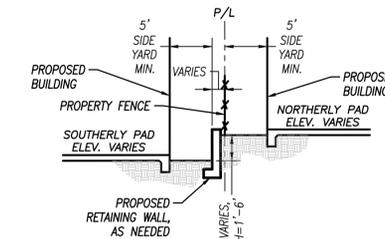
APN'S: 5833-019-031 & 5833-019-035

EXISTING SETBACKS

FRONT R-1
CORNER 20'
INTERIOR SIDE 5', EXCEPT ON REVERSED, WHICH IS 10'
REAR 15'



PROPOSED TYPICAL STREET "A"
NOT TO SCALE



A-A TYPICAL SECTION @ BUILDINGS
1" = 10'

NOTE

ONLY TREE'S EXCEEDING 10" IN TREE TRUNK DIAMETER ARE SHOWN

ABBREVIATIONS/LEGEND

- AC ASPHALTIC CONCRETE SURFACE
- CB STORM DRAIN CATCH BASIN
- (E) EXISTING
- R RADIUS
- REM REMOVE EXISTING TREE
- SF SQUARE FEET
- S/W SIDEWALK
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN PROTECTED IN PLACE
- EXISTING STRUCTURES
- PROPOSED 5' MEANDERING SIDEWALK
- PROPOSED STREET (AC PAVING)
- PROPOSED RIGHT OF WAY DEDICATION
- EXISTING BUILDING TO BE REMOVED

BORADIMAN TEL: (909) 885-3806
JOSEPH E. BORADIMAN & ASSOCIATES, INC. 224 NORTH ARROWHEAD AVE.
ENGINEERS - G.I.S. - SURVEYING - PLANNING 3341 BERRY AVE., SUITE 200
FAX: (909) 381-1721 www.boradiman.com

VERTICAL DATUM

BENCH MARK: DESCRIBED BY LA COUNTY CA 1968 1.8 MI E FROM DEVILS GATE RESERVOIR ALTADENA 1.8 MI E OF THE DEVILS GATE RESERVOIR, ALTADENA DRIVE AND MARENGO AVE. AT THE NE CORNER, 49.2' E OF THE CENTER OF MARENGO AVE, 21.5' N OF THE CENTER OF ALTADENA DR, 6.5' SE OF PP. SET IN THE TOP OF THE CURB, 8' W OF THE W EDGE OF A CONCRETE CATCH BASIN. TOP OF CURB CHISELED AE 289

VERTICAL DATUM NGVD 29
ELEVATION 1345.02

HORIZONTAL DATUM

BASIS OF BEARINGS:
CENTERLINE OF PALM AVENUE, BEING N 69°00'25"W, AS SHOWN ON PARCEL MAP No. 6910 P.M.B. 76, PAGE 68.

TENTATIVE TRACT MAP

183 E. PALM AVENUE
ALTADENA, CA
APN: 5833-019-31, 35

REVISIONS

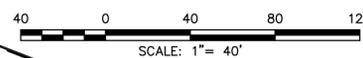
NO	DESCRIPTION	BY	APPROVED	DATE

PREPARED FOR: PALM HEIGHTS DEVELOPMENT, INC.

DRAWN BY: MR SCALE: 1" = 40'

CHECKED BY: EB JOB NO: 133923 SHEET: 1 OF 1

DISREGARD PRINTS BEARING EARLIER REVISION DATES 05-12-14



SCALE: 1" = 40'

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 tentative map and a revised exhibit map are 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 proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.
 - c. 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.

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

1. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Show and label existing water main lines, to serve the proposed development, with the name of corresponding water purveyor.
 - b. Show how the on-site proposed development is to be served by existing public water and call out the proposed points of connection.
 - c. 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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 072939

Page 1/1

TENTATIVE MAP DATED 06-03-2014
EXHIBIT MAP DATED 06-03-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:


Prepared by John Chin

Phone (626) 458-4918

Date 06-24-2014

tr72939L-new.doc
<http://planning.lacounty.gov/case/view/r2014-01586/>

The following reports consisting of ___ pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the tract 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.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A final tract must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the tract to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final TRACT is filed with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Parcel and Parcel Maps, Vesting Tentative Parcel 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 parcel/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HCW



Prepared by John Chin

Phone (626) 458-4918

Date 06-24-2014

tr72939L-new.doc

<http://planning.lacounty.gov/case/view/r2014-01586/>

Preliminary Conditions:

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

1. Construct driveway approaches on E. Palm Street to the satisfaction of Public Works.
2. Repair any displaced, broken, or damaged curb, gutter, sidewalk, driveway apron, and pavement along the property frontage on E. Palm Street, to the satisfaction of Public Works.
3. Plant street trees along the property frontage on E. Palm Street to the satisfaction of Public Works.
4. Provide street lights on concrete poles with underground wiring along the property frontage on Palm Street and "A" Street to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed utilities plans to Public Works for processing and approval.

Prepared by Joseph Nguyen
TR072939r(REVISED).doc

Phone (626) 458-4921

Date 07-24-2014

Jn



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 72939

MAP DATE: June 03, 2014

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. The proposed %A+Street shall comply with a design as approved in the Private Drive and Traffic Calming Design Guidelines Manual. Indicate compliance on the Exhibit Map.
2. The proposed %A+Street shall be labeled as Private Driveway clearly delineating the Fire Lane within the typical cross section. Indicate compliance on the Exhibit Map.
3. Provide the grade of all the driveways within this development to ensure compliance with the Fire Department's requirements. Indicate compliance on the Exhibit Map.
4. Submit a fire flow availability from, FORM 195, to our office for the closest existing public fire hydrant(s) located to the lot frontage on Palm Street. Compliance required prior to Tentative Map clearance.
5. Show all existing public fire hydrants on Palm Street within the lot frontage of this development on the Exhibit 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 72939

MAP DATE: June 03, 2014

CONDITIONS OF APPROVAL – ACCESS

1. All proposed buildings shall be placed 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.
2. A reciprocal access agreement is required for the driveway since its being shared by the future lots. Submit documentation to the Fire Department for review prior to Final Map clearance.
3. Maintain a minimum vertical clearance of 13 feet 6 inches for the protected tree encroaching into the required fire apparatus access driveway. Subject to any applicable tree trimming permit from the appropriate county agencies.
4. 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.
5. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire lane" with the widths clearly depicted.
6. 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.
7. The proposed driveway 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

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

PROJECT: TR 72939

MAP DATE: June 03, 2014

CONDITIONS OF APPROVAL - WATER

1. Install **TBD** public fire hydrant(s). As noted on the tentative map or 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 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.
4. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
5. 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.
6. 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.
7. An approved automatic fire sprinkler system is required for all proposed buildings within this development. Submit design plan to the Fire Department

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



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



PARK OBLIGATION REPORT

Tentative Map #	72939	DRP Map Date: 06/03/2014	SCM Date: 07/17/2014	Report Date: 07/01/2014
Park Planning Area #	40	ALTADENA	Map Type: TENTATIVE	

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.16
IN-LIEU FEES:	\$61,311

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$61,311 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, 7/1/14
Kathline J. King, Chief of Planning

Supv D 5th
July 01, 2014 14:32:44
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	72939	DRP Map Date:	06/03/2014	SMC Date:	07/17/2014	Report Date:	07/01/2014
Park Planning Area #	40		ALTADENA			Map Type:	TENTATIVE

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.92	0.0030	18	0.16
M.F. < 5 Units	1.70	0.0030	0	0.00
M.F. >= 5 Units	2.32	0.0030	0	0.00
Mobile Units	1.86	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.16

Park Planning Area = **40 ALTADENA**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.16	\$383,195	\$61,311

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.16	0.00	0.00	0.16	\$383,195	\$61,311



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

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Mark Ridley-Thomas
Second District

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Don Knabe
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Fifth District

June 20, 2014

Tentative Tract Map No. 072939

Vicinity: Altadena

Tentative Tract Map Date: June 3, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 072939** based on the use of public water (Las Flores Water District) and public sewer (Los Angeles County Sanitation District) as proposed. A current original copy of a signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

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