



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

PROJECT NUMBER

R2014-03316-(5)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Tentative Tract Map No. 073191

Environmental Assessment No. 201400267

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Dexter 11108 Freer, LLC / EGL Associates

**MAP/EXHIBIT
DATE:**

11/12/14

**SCM REPORT
DATE:**

12/11/14

SCM DATE:

12/18/14

PROJECT OVERVIEW

Tentative Tract Map for six (6) detached single-family residential condominiums on a 0.82 gross (0.69 net) acre lot. Vehicular access would be from a 26-foot-wide dedicated driveway and fire lane to Freer Street, to the north. One unit (Unit 6) would take pedestrian access from Florinda Avenue, to the west. A total of 200 cubic yards (100 cut, 100 fill) of grading and six (6) uncovered guest parking spaces are proposed on the site.

MAP STAGETentative: Revised: Amendment: Amended :
Exhibit %A+Modification to :
Recorded MapOther: **MAP STATUS**Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee): **LOCATION**

11108 Freer Street, South Monrovia Islands

ACCESS

Freer Street, Florinda Avenue (pedestrian only)

ASSESSORS PARCEL NUMBER(S)

8574-012-026

SITE AREA

0.82 gross (0.69 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide Land Use Plan

ZONED DISTRICT

South Arcadia

SUP DISTRICT

5

LAND USE DESIGNATION

1- Low Density Residential (1 to 6 dwelling units/gross acre)

ZONE

A-1 (Light Agricultural)

**PROPOSED DWELLING
UNITS (DU/AC)**

6 units (7.3 DU/AC)

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

4 units (4.9 DU/AC)

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Initial Study Required

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

SUBDIVISION COMMITTEE STATUSTentative Map Revision Required: Reschedule for Subdivision Committee Meeting: Exhibit Map/Exhibit ~~%A+~~ Revision Required: Reschedule for Subdivision Committee Reports Only: Revised Application Required: Other Holds (see below): **REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**Tentative Map:

- Revise all title descriptions to ~~%~~esting Tentative Tract Map No. 073191+
- Label condominium lot as ~~%~~ot 1+
- Revise street cross-section to include street trees, bikeways, street lights, and any other improvements required by the Department of Public Works or Regional Planning, per Section 21.16.015.B of the County Code. Identify street cross-section as existing or proposed.
- Revise map to depict proposed grading areas
- Label adjacent properties to the east as ~~%~~ot a Part.+
- Clarify whether net area includes or does not include existing utility easement ~~%~~+.+

Exhibit Map:

- Revise all title descriptions to ~~%~~exhibit Map.+
- Label all adjacent property as ~~%~~ot a Part.+
- Label height of existing (to remain) and proposed walls, fences, and gates.
- Clearly identify landscaped area, including square footage and percentage of project site.

Administrative:

- The current General Plan land use category (Low Density Residential) allows a maximum density of six (6) dwelling units per gross acre, which would allow for a maximum of four (4) dwelling units on the project site. While an applicant may apply for an ~~%~~infill project+ density bonus, which would allow the project to propose a density consistent with the next highest land use category (Low/Medium Density Residential- 6-12 dwelling units/gross acre), he or she must provide an adequate infill burden of proof per the requirements of the General Plan Housing Element.
- Staff recommends shifting Units 1-4 westward, toward the center of the project site. The driveway and fire lane could then be shifted eastward, which would allow the connection of all units to each other through a central common area. This would also make the required pedestrian pathways for Units 1-4 more appealing, as they would border a central open space rather than a perimeter wall.
- If the current unit configuration is retained, staff recommends extending the pedestrian walkway for Units 1-4 directly to Freer Street.
- Copies of any reports prepared for the Department of Public Works should be submitted to Regional Planning for CEQA review.

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. A drainage concept was submitted on November 14, 2014 and is pending review.
2. An approved geotechnical report. Please see attached Geologic and Soils Engineering review sheet (Comments G1, S3, S4 and S5) for comments and requirements. The geotechnical report shall be submitted directly to Public Works and a review fee is also required.
3. Please see attached Geologic and Soils Engineering review sheet (Comments S1, and S2) for comments and requirements.
4. Please see attached Grading review sheet (Comment 2) for comments and requirements.
5. An approved sewer area study. Please see attached Sewer Review sheet (Comment 1) for comments and requirements.
6. Provide a will serve letter from the Los Angeles County Sanitation District. 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 a revised exhibit map are required to show the following additional items:
 - a. Please see attached Subdivision checked plans for comments and requirements.
 - b. Please see attached Grading review sheet (Comments 1 and 3) for requirements.
 - c. Please see attached Road review sheet for requirements.
 - d. Please see attached Sewer review sheet (Comment 3) for requirements.
 - e. Please see attached Water review sheet (Comment 2) for requirements.
9. Reconcile the grading quantities between the tentative map and the Land Division Application (i.e. 100 cubic yards versus 150 cubic yards).

HW

Prepared by  John Chin

Phone (626) 458-4918

Date 12-08-2014

Tr73191L-new.doc

<http://planning.lacounty.gov/case/view/r2014-03316/>



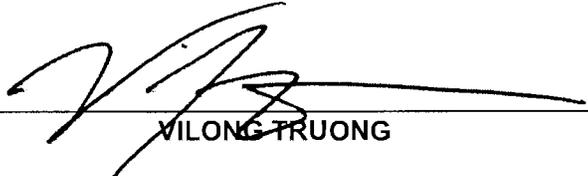
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 073191

TENTATIVE MAP DATED 11/12/2014
EXHIBIT MAP DATED 11/12/14

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, 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 retention and detention basins. Provide lot identifications (as needed). Show slopes for existing and proposed streets.
 - A drainage concept was submitted on 11/14/14 and is pending review.
2. 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>).

Reviewed by  Date 12/03/2014 Phone (626) 458-4921
VILONG TRUONG

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

Tentative Tract Map	73191	Tentative Map Dated	11/12/14	Parent Tract	
Grading By Subdivider? [Y] (Y or N)	100_yd ³	Location	Temple City	APN	
Geologist	---	Subdivider	Dexter 11108 Freer, LLC		
Soils Engineer	---	Engineer/Arch.	EGL Associates, Inc.		

Review of:

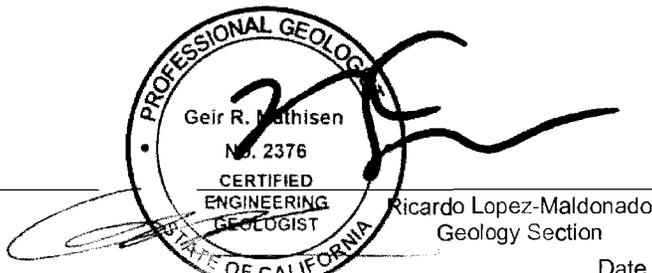
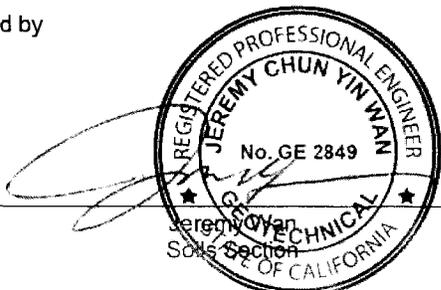
Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: _____
 References: _____

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

- G1. Based on the State of California Seismic Hazard Maps, the subject site is located in a mapped area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code §2697 and California Code of Regulations §3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the *Manual for Preparation of Geotechnical Reports* and policy memo GS045.0 prepared by the County of Los Angeles Department of Public Works, (both available for download at: <http://dpw.lacounty.gov/gmed>), and the California Geological Survey's Special Publication 117A. Provide this office with a digital copy of the report for review and distribution to the State of California.
- S1. Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: <http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf> and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.
- S2. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. The chemical tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils in a saturated condition. Recommend mitigation as necessary.
- S3. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
 - d. All recommended mitigation measures, as necessary.
- S4. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S5. All geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by



Ricardo Lopez-Maldonado
Geology Section

Date 12/4/14

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. Proposed grading pattern by means of spot elevations or contour lines on the Tentative Map.
 - b. Pad elevations for all proposed rough grading and finished floor elevations for all proposed precise grading.
 - 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.
2. Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.
3. All finish floor elevations must be 12 inches above flood level

Name N. Said  Date 11/24/2014 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073191\GP 073191\2014-11-12 TTR 073191 SUBMITTAL

TENTATIVE MAP DATED 11-12-2014
EXHIBIT MAP DATED 11-12-2014

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

- A revised tentative map and exhibit map are required to show the following additional items:
 - a. Add a typical section of the whole street width for Freer Street and Florinda Avenue showing the existing right of way and all existing, and proposed improvements.
 - b. See additional comments on the tentative map and the exhibit map.



Prepared by Sam Richards
tr73191r-new

Phone (626) 458-4921

Date 12-07-2014

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 exhibit map is required to show the following items:
 - Show any off-site improvements required by the approved area study, if any.



Prepared by Tony Khalkhali
tr73191s-new.doc

Phone (626) 458-4921

Date 12-04-2014

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 building.
2. A revised tentative map and/or exhibit map is required to show the following items:
 - a. Show how new improvements will be served by existing water.

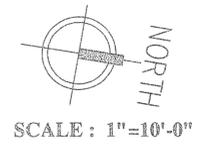


Prepared by Tony Khalkhali
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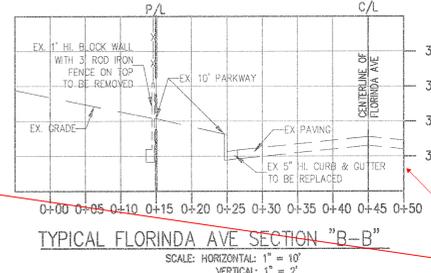
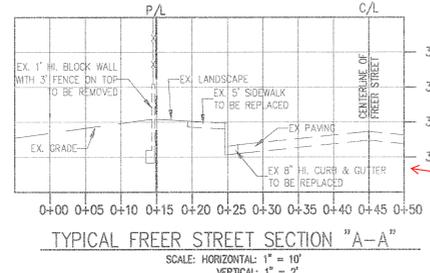
Phone (626) 458-4921

Date 12-04-2014

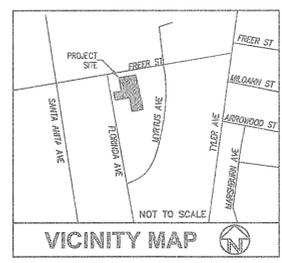
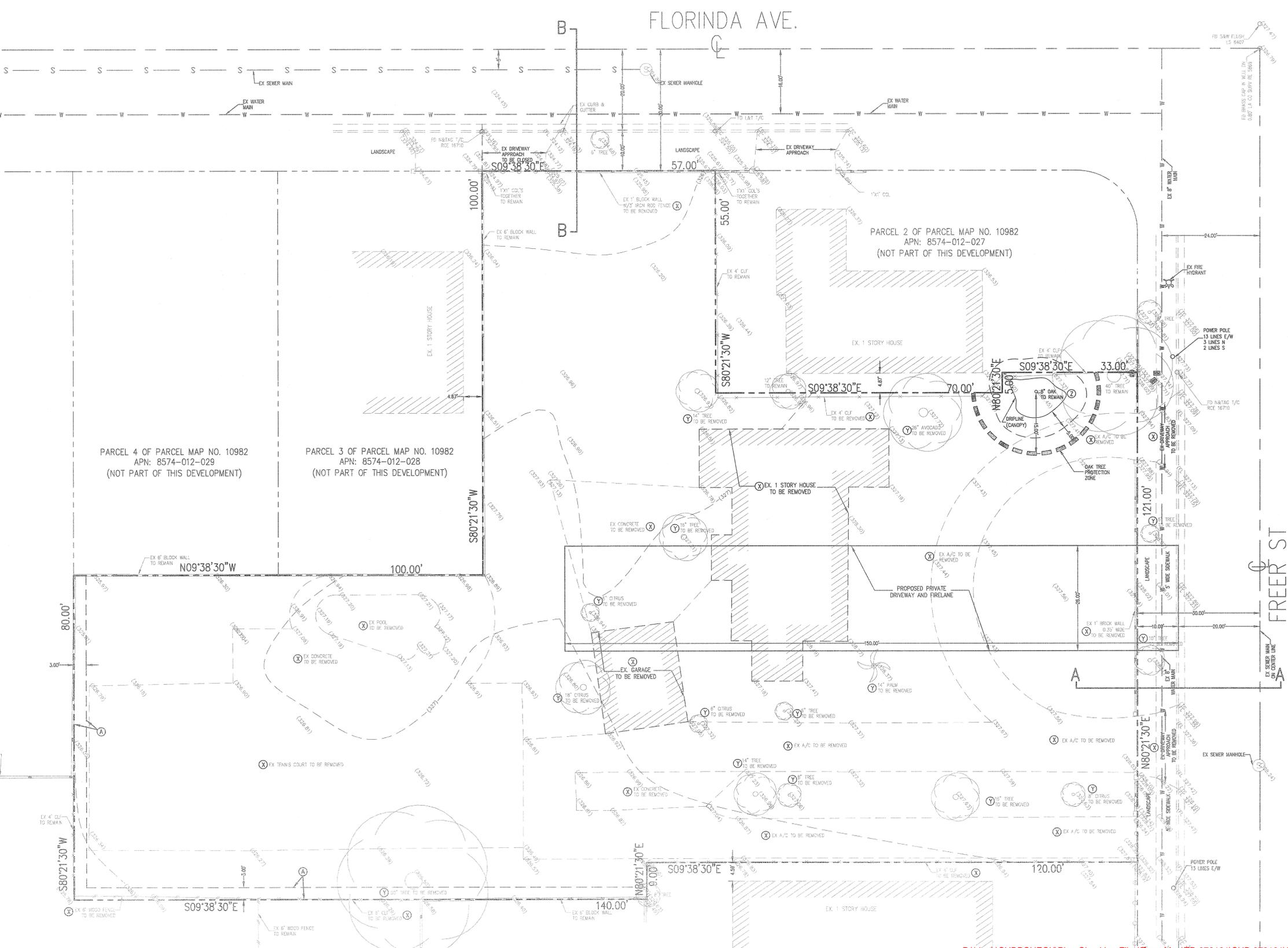
MAJOR LAND DIVISION
 TENTATIVE TRACT NO. 073191
 LOCATED IN THE UNINCORPORATED TERRITORY OF THE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 FOR CONDOMINIUM PURPOSES



BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 10982, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 124 PAGE 38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



Provide full width x-sections for Freer Street and Florida Avenue



OWNER
 DEXTER 11108 FREER, LLC
 255 E SANTA CLARA ST. #220
 ARCADIA, CA 91006
 TEL: 626-445-4500
 FAX: 626-445-4511

PREPARED BY
 HANK JONG, PE
 EGL ASSOCIATES, INC.
 11819 GOLDING ROAD, UNIT A
 ARCADIA, CA 91006
 PH: 626-263-3588
 FAX: 626-263-3589

EARTHWORK
 CUT.....100 CY
 FILL.....100 CY

Reconcile the earthwork quantities with the Land Division Application

NOTES
 APN: 8574-012-028
 EXISTING ZONING: A-1
 PROPOSED ZONING: A-1
 LOCAL PLAN CATEGORY: 1-LOW DENSITY RESIDENTIAL (1-6 DU/AC)
 EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED LAND USE: 6-UNIT CONDOMINIUM
 GROSS LOT SIZE(TO STREET CENTERLINE): 35,560 S.F. (0.82 ACRE)
 NET LOT SIZE(TO PROPERTY LINE): 30,220 S.F. (0.69 ACRE)
 EXISTING LOT: 1
 PROPOSED LOTS: 6
 PROPOSED UNITS: 6
 PARKING: 18 (12 GARAGE AND 6 GUEST PARKINGS)
 SEWERAGE DISPOSAL: BY GRAVITY SEWER PIPES TO STREET MAIN.

UTILITY SERVICES
 WATER - GOLDEN STATE WATER COMPANY
 SEWER - COUNTY OF LOS ANGELES SANITATION DISTRICT NO. 15
 GAS - SOUTH CALIFORNIA GAS CO.
 ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.
 TELEPHONE - AT&T
 SCHOOL - EL MONTE SCHOOL DISTRICT
 FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT
 SHERIFF - LOS ANGELES COUNTY SHERIFF DEPARTMENT

BENCHMARK
 BENCH MARK: G 302
 ELEVATION=354.625'
 BY SPIKE IN SOUTH CURB 2.4 METERS WEST OF BOR AT THE SOUTH/WEST CORNER OF LIVE OAK AVE & WELLS AVE 17 METERS WEST & 11.6 METERS SOUTH OF THE CENTERLINE OF THE INTERSECTION

SURVEY WAS PROVIDED BY
 ALFRED J. THELWELL, LS 6899 ON JUNE 6, 2014.

EASEMENT NOTE:
 ① EX. 3' WIDE UTILITY EASEMENT RECORDED IN BOOK 21214, PAGE 369 OF OFFICIAL RECORDS (TO REMAIN).

DEMOLITION NOTE:
 ② EXISTING STRUCTURES TO BE REMOVED.
 ③ EXISTING TREES TO BE REMOVED.
 ④ EXISTING OAK TREES TO BE PROTECTED DURING CONSTRUCTION.

LEGENDS AND ABBREVIATIONS

(88.23).....EXISTING ELEVATION	EX.....EXISTING
99.00.....PROPOSED ELEVATION	F.C.....TOP OF CURB
(100).....EXISTING CONTOUR	F.L.....FLOW LINE
.....DRAINAGE PATTERN	F.F.....FINISH FLOOR
.....EXISTING STRUCTURES	H.P.....HIGH POINT
.....PROPOSED STRUCTURE	R/W.....RIGHT OF WAY
.....EXISTING SEWER MAIN	P/L.....PROPERTY LINE
.....PROPERTY LINE	WM.....WATER METER
.....EX FIRE HYDRANT	GAS.....GAS METER
	SM.....SEWER MANHOLE
	CL.....STREET CENTER LINE
EXISTING BUILDING

PROJECT LOCATION
NEW 6-UNIT CONDOMINIUM
11108 FREER ST
LA COUNTY UNINCORPORATED, CA 91780

PREPARED FOR:
EGL Associates, Inc.
 11819 Golding Road, Unit A
 Arcadia, CA 91006
 Tel: (626) 263-3588
 Fax: (626) 263-3589

DATE: 10/21/14
 DRAWING: 1 of 2

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 73191

Page 1/1

TENTATIVE MAP DATED 11-12-2014
EXHIBIT MAP DATED 11-12-2014

- 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 12-08-2014

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<http://planning.lacounty.gov/case/view/r2014-03316/>

The following reports consisting of ___ pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

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

7. If applicable, quiteclaim or relocate easement running through proposed structures.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. The final map shall also be reviewed and approved by the City of South El Monte.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HCW
Prepared by John Chin
Tr73191L-new.doc
<http://planning.lacounty.gov/case/view/r2014-03316/>

Phone (626) 458-4918

Date 12-01-2014

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 to the site to comply with current Americans with Disabilities Act standards on Freer Street Avenue to the satisfaction of Public Works. Relocate any affected utilities obstructing the driveway.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Freer Street and Florinda Avenue to the satisfaction of Public Works.
3. Reconstruct any non-ADA conforming features within the right of way or the to be offered private and future right of way to the satisfaction of Public Works.
4. Plant street trees along the property frontage on Freer Street and Florinda Avenue. Any existing street trees that are not acceptable will have to removed and replaced.
5. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway. This condition includes the wooden pole in the existing pavement at northerly property line.
6. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Freer Street Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes more than twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
11. Prior to map final approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



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 73191

MAP DATE: November 12, 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. Submit a fire flow availability form, FORM 195, to our office for the existing public fire hydrant located at the southeast corner of Freer Street and Florinda Avenue as indicated on the Exhibit Map. Compliance is required prior to Tentative Map clearance.
2. The required fire flow for this development at this time is **1250** gallons per minute at 20 psi for a duration of 2 hours ONLY if the proposed residential buildings have a total square footage of 3,600 square feet or less. A total square footage exceed 3,600 will trigger a greater fire flow requirement.

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A reciprocal access agreement is required for the portion of the driveway being shared the future owners. Submit documentation to the Fire Department for review prior to Final Map clearance.
3. 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.
4. 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.



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5. All proposed buildings shall be places such that a fire lane is provided to within 150ft of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 6. The 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.
 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.

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.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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PROJECT: TR 73191

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6. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

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



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



PARK OBLIGATION REPORT

Tentative Map #	73191	DRP Map Date:	11/12/2014	SCM Date:	12/18/2014	Report Date:	12/09/2014
Park Planning Area #	5	ARCADIA ISLANDS				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:	0.06
IN-LIEU FEES:	\$20,034

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$20,034 in-lieu fees.

Trails:

No trails.

Comments:

One (1) existing unit to be removed; Net increase of five (5) units.

*****Advisory:**

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

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



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



PARK OBLIGATION WORKSHEET

Tentative Map #	73191	DRP Map Date: 11/12/2014	SMC Date: 12/18/2014	Report Date: 12/09/2014
Park Planning Area #	5	ARCADIA ISLANDS	Map Type: TENTATIVE	

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

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

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

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

Total Units = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.26	0.0030	5	0.05
M.F. < 5 Units	5.08	0.0030	0	0.00
M.F. >= 5 Units	3.81	0.0030	0	0.00
Mobile Units	2.48	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.06

Park Planning Area = **5 ARCADIA ISLANDS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.06	\$333,907	\$20,034

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
0.06	0.00	0.00	0.06	\$333,907	\$20,034



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

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

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December 5, 2014

Tentative Tract Map No. 073191

Vicinity: South Arcadia

Tentative Tract Map Date: November 12, 2014

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 073045** based on the use of public water (Golden State Water Company) and public sewer (Los Angeles County Sanitation District No. 15) as proposed. A copy of a current original 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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