



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

**PROJECT NUMBER**

R2015-02297

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Tract Map No. 073349  
Environmental Assessment No. 201500156

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Ashwell Family LP (Cathy Connen)

**MAP/EXHIBIT  
DATE:**

11/17/15

**SCM REPORT  
DATE:**

12/10/15

**SCM DATE:**

12/17/15

**PROJECT OVERVIEW**

Convert existing 11 unit warehouse into 11 industrial condominium units

**MAP STAGE**Tentative: Revised: Amendment: Amended :   
Exhibit "A"Modification to :   
Recorded MapOther: **MAP STATUS**Initial: 1<sup>st</sup> Revision: 2<sup>nd</sup> Revision: 3rd Revision (requires a fee): **LOCATION**

236 S. 8th Avenue, Avocado Heights

**ACCESS**

8th Avenue

**ASSESSORS PARCEL NUMBER(S)**

8208-008-005

**SITE AREA**

59,400 square feet (gross)/54,450 square feet (net)

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan (1980)

**ZONED DISTRICT**

Puente

**SUP DISTRICT**1<sup>st</sup>**LAND USE DESIGNATION**

I (Major Industrial)

**ZONE**M-1-BE (Light  
Manufacturing – Billboard  
Exclusion)**CSD**

Avocado Heights

**PROPOSED UNITS**

11

**MAX DENSITY/UNITS**

N/A

**GRADING**

No grading proposed

**ENVIRONMENTAL DETERMINATION (CEQA)**

Pending

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

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

**SUBDIVISION COMMITTEE STATUS**Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

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## PREVIOUS CASES

R1ST201400003

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## REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

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

1. Your project was submitted prior to the effective date of the General Plan update and therefore subject to the policy of the 1980 General Plan. Your current submittal notes the updated General Plan land use category and new zoning. If you wish to be reviewed under the updated General Plan please submit a written request.
2. Correct the spelling of "conversion" in the title block of both the tentative map and exhibit map.
3. The request to waive the common walkway required by County Code Section 21.24.380 has been reviewed, and staff supports the request to waive this requirement.
4. As previously stated, the office spaces have been enlarged from what was originally approved. The office spaces will need to be restored, or a site plan for tenant improvement must be submitted and approved prior to the tentative map being cleared for hearing. The required parking will be determined by the option you pursue.
5. Depict the required bicycle parking on the exhibit map. Two short-term and three long-term spaces are required. Please refer to parking standards in County Code Section 22.52.1225.
6. Provide evidence that occupants have been notified in writing of the intent to convert the property into industrial condominiums. Tenants should have been notified 60 days prior to submittal of the tentative map as stated in Section 66452.18 of the Subdivision Map Act.

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## RESUBMITTAL INSTRUCTIONS

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

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

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

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

1. As previously requested, obtain approval from the Los Angeles County Sanitation District for connection to the sewers trunk line. Please see attached Sewer review sheet (Comment 1) for requirements.
2. As previously requested, an approved sewer area study is required. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
3. As previously requested, provide a “Will Serve Letter” from the water purveyor. Please see attached Water review sheet (Comment 1) for requirements.
4. A revised tentative map is required to show the following additional items:
  - a. On the title block, please change “Conversation” to “Conversion”.
  - b. Please see attached Road checked print for comments and requirements.
  - c. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
5. A revised exhibit map is required to show the following additional items:
  - a. On the title block, please change “Conversation” to “Conversion”.
  - b. Please see attached Sewer review sheet (Comment 3) for comments and requirements.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
TRACT MAP NO. 073349

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TENTATIVE MAP DATED 11-17-2015  
EXHIBIT MAP DATED 11-17-2015

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 is required to show the following additional items:
  - a. See attached check print for comments.



Prepared by Erik Rodriguez

lr73349r-rev1

Phone (626) 458-4921

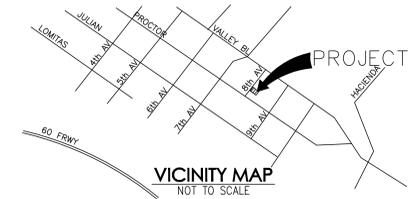
Date 12-07-2015

**Proposed design blocks existing driveway apron.  
Redesign, or propose reconstruction of apron to  
current accessibility requirements. Contact plan  
checker for requirements if proposing to reconstruct  
driveway apron.**

# MAJOR LAND DIVISION TENTATIVE TRACT NO. 073349

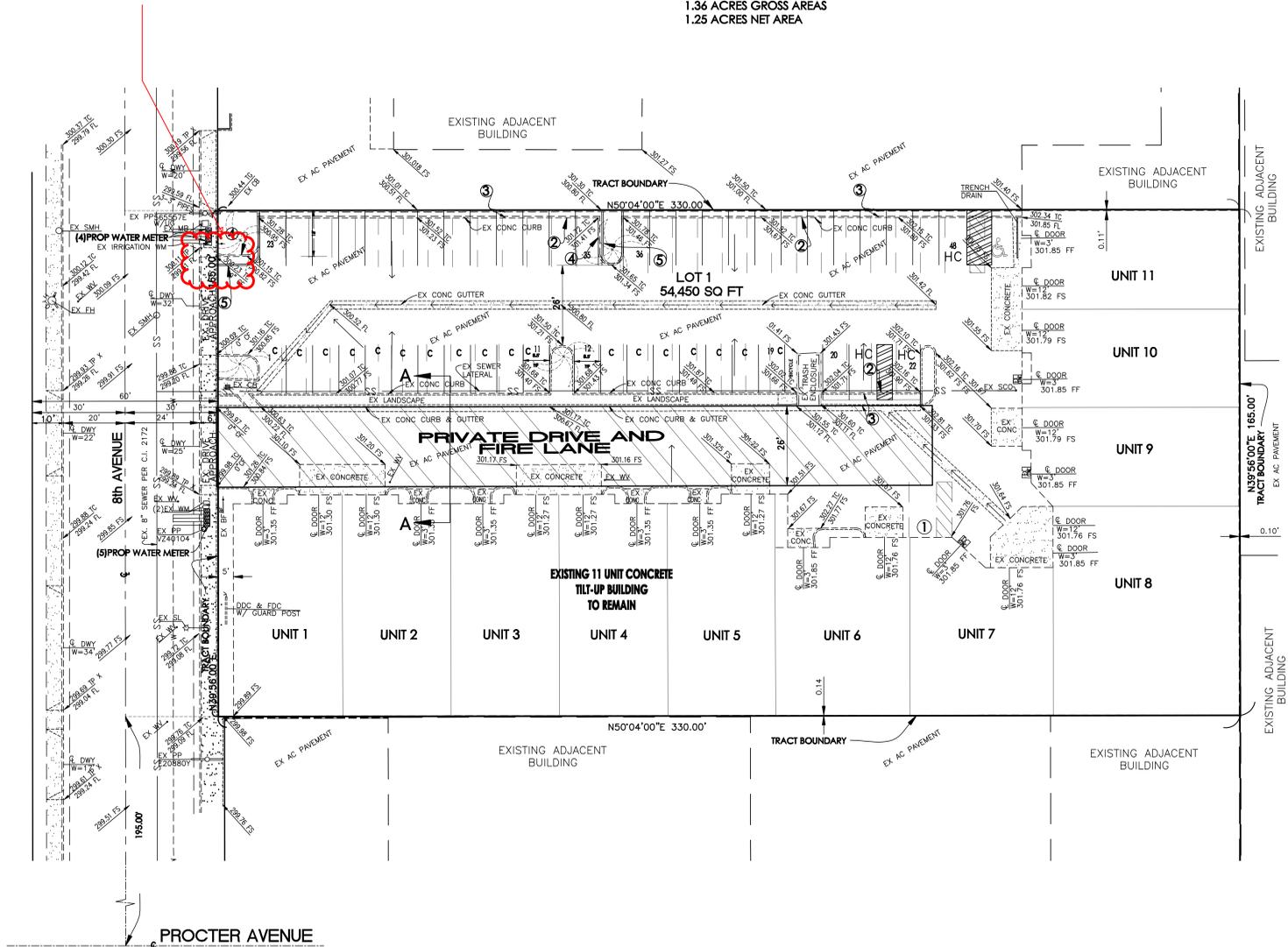
(FOR INDUSTRIAL CONDOMINIUM CONVERSION PURPOSES)  
LOCATED IN THE UNINCORPORATED TERRITORY  
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

1.36 ACRES GROSS AREAS  
1.25 ACRES NET AREA



SCALE: 1"=20'

DATE: 7-28-2015  
REVISION DATE: 11-13-15



- CONSTRUCTION NOTE**
- EXISTING HANDICAP SPACE TO BE REMOVED
  - REMOVE EX. CONCRETE PLANTER CURB AND INSTALL WHEEL STOPS
  - CONSTRUCT A.C. PAVEMENT
  - REMOVE EX. CONCRETE PLANTER CURB
  - CONSTRUCT 6" PLANTER CURB

**NOTES:**

ZONE: M-1-BE-IP (PRESENT)  
ZONE: M-1-BE-IP (PROPOSED)  
COMMUNITY LAND USE DESIGNATION  
EXISTING - IL (LIGHT INDUSTRIAL)  
PROPOSED - IL (LIGHT INDUSTRIAL)

NO. OF EX. BUILDINGS: 1  
AREA OF BUILDING: 27,996 SQ.FT.  
NO. OF EX. UNITS: 11  
NO. OF PROPOSED LOTS: 1  
NO. OF PROPOSED CONDOMINIUM UNITS: 11  
NO. OF EXISTING PARKING SPACES: 54  
NO. OF PROPOSED PARKING SPACES: 48  
NO. OF STORIES: 1  
AREA OF TRACT: 59,400 SF (1.25 AC) GROSS  
54,450 SF (1.14 AC) NET

**LEGAL DESCRIPTION**  
THE NORTHEASTERLY 145 FEET OF THE  
SOUTHWESTERLY 330 FEET OF LOT 5 IN BLOCK  
3 OF TRACT 1343, ON THE COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA, AS PER  
MAP RECORDED IN BOOK 20 PAGES 10 AND  
11 OF MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.  
8208-008-005

**BENCH MARK:**  
COUNTY OF LOS ANGELES PUBLIC WORKS BM#: G 4884  
L&T IN E C8 8TH AVE 2M(6.5FT) S/O BCR 7M(23FT) E/O C/L &  
25M(82FT) S/O C/L VALLEY BLVD  
ELEVATION = 303.71 FT (NAVD88) PUENTE (2005)

**UTILITY SERVICES:**

WATER - LA PUENTE COUNTY WATER DISTRICT  
SEWER - COUNTY OF LOS ANGELES DEPARTMENT OF  
PUBLIC WORK SEWER CONSOLIDATION MAINTENANCE  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRICAL - SOUTHERN CALIFORNIA EDISON CO.  
TELEPHONE - VERIZON  
SCHOOL - HACIENDA LA PUENTE UNIFIED SCHOOL DISTRICT  
FIRE - COUNTY OF LOS ANGELES FIRE DEPARTMENT  
POLICE - COUNTY OF LOS ANGELES SHERIFF DEPARTMENT

**EASEMENTS**  
FROM OLD REPUBLIC TITLE COMPANY ORDER NO.  
2474025226-48 DATED NOVEMBER 20, 2013.

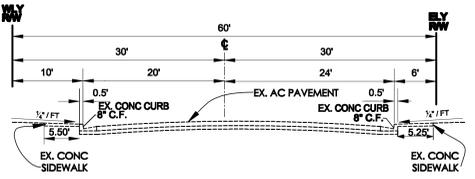
1. AN EASEMENT FOR CONDUITS AND INCIDENTAL  
PURPOSES PER DOCUMENT RECORDED IN BOOK  
4479, PAGE 306 OF DEEDS TO REMAIN. LOCATION  
IS NOT LOCATABLE PER SAID DOCUMENT.

**PARKING MATRIX**

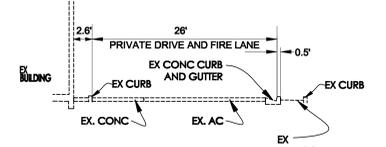
NO.	UNIT	USE	SQ. FT. OF OFFICE	PARKING RATIO	SQ. FT. OF WAREHOUSE	PARKING RATIO	SQ. FT. FLOOR SPACE	PARKING RATIO	SPACE REQUIRED
	A	OFFICE/WAREHOUSE	232	1 PER 400	2254	1 PER 1000	2468	1 PER 500	4
	B	OFFICE/WAREHOUSE	229	1 PER 400	2239	1 PER 1000			5
	C	OFFICE/WAREHOUSE	229	1 PER 400	2239	1 PER 1000			4
	D	OFFICE/WAREHOUSE	431	1 PER 400	2019	1 PER 1000			4
	E	OFFICE/WAREHOUSE	450	1 PER 400	1945	1 PER 1000	2471	1 PER 500	5
	F	OFFICE/WAREHOUSE	508	1 PER 400	3587	1 PER 1000			4
	G	OFFICE/WAREHOUSE	337	1 PER 400	1861	1 PER 1000			6
	H	OFFICE/WAREHOUSE	423	1 PER 400	1817	1 PER 1000			3
	I	OFFICE/WAREHOUSE	230	1 PER 400	2027	1 PER 1000			4
	J	OFFICE/WAREHOUSE							4
	K	OFFICE/WAREHOUSE							4
		<b>TOTALS</b>	<b>3049</b>		<b>19,988</b>		<b>4939</b>		<b>48</b>

SPACES PROVIDED - 48

PARKING LOT LANDSCAPE AREA REQUIRED = 2% OF 16,448 SQ.FT. = 329 SQ. FT.  
LANDSCAPED AREA PROVIDED = 1126 SQ.FT.



**TYPICAL SECTION**  
60' R/W  
8th Ave.  
1" = 10' HORIZ  
1" = 10' VERT



**SECTION A-A**  
TYPICAL SECTION  
PRIVATE DRIVE AND FIRE LANE  
1" = 10' HORIZ  
1" = 10' VERT

- LEGEND**
- TRACT BOUNDARY
  - EXISTING BUILDING LINE
  - ASPHALT CONCRETE
  - BACK FLOW DEVICE
  - CATCH BASIN
  - CENTERLINE
  - CONCRETE
  - DRIVEWAY
  - FINISHED FLOOR
  - FIRE HYDRANT
  - FLOWLINE
  - FINISHED SURFACE
  - POWER POLE
  - SEWER CLEANOUT
  - STREET LIGHT
  - SEWER MAN HOLE
  - SANITARY SEWER
  - TOP OF CURB
  - UNDER GROUND
  - WATER
  - WITH
  - WATER METER
  - WATER VALVE

Catherine A. Connen  
11-13-15



**TENTATIVE TRACT NO. 073349**  
FOR INDUSTRIAL CONDOMINIUM CONVERSION PURPOSES  
236 S. 8TH AVE, LA PUENTE 91746

ENGINEER: **JOHN B. ABELL INC.**  
LAND SURVEY & CIVIL ENGINEERING  
140 WEST ORANGE STREET  
Covina, California 91723  
PHONE: (626) 915-7671  
cathy@johnbabbellinc.com  
tom@johnbabbellinc.com

OWNER: **ASHWILL FAMILY LLC**  
**MITCH ASHWILL**  
21660 E. Copley Drive, Ste. 195  
Diamond Bar, CA 91765  
626-665-3890

CATHERINE A. CONNEN L.S. 5414  
8/31/2010 304 PM

SCALE: 1"=20'  
10/24/2014  
8/31/2010 304 PM

SHT. 1 OF 2  
I.A.C.  
U.N. 7-687

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. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
2. 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 serving 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.
3. A revised tentative map and a revised exhibit map are required to show the following items:
  - a. Does the existing structure consist of one building or two buildings? If it is two buildings, two separate laterals connecting to public sewer mainline is required. Please provide this information with a label on map.

<sup>IN</sup>  
Prepared by Imelda Ng  
tr73349s-rev1

Phone (626) 458-4921

Date 12-10-2015

TENTATIVE MAP DATED 11-17-2015  
EXHIBIT MAP DATED 11-17-2015

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 unit.

 Prepared by Tony Khalkhali  
tr073349w-rev1.doc

Phone (626) 458-4921

Date 12-08-2015

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 073349 (Rev.)

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TENTATIVE MAP DATED 11-17-2015  
EXHIBIT MAP DATED 11-17-2015

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



Prepared by Aissa Carrillo  
tr73349L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr073349/>

Phone (626) 458-3126

Date 12-09-2015

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. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, in documents over the private driveways to the satisfaction of Public Works.
8. Thirty days prior to requesting final approval of the tract map submit gummed mailing labels for each tenant in the structure to be converted, a notarized affidavit signed by all of the owners listing all vacant units, a minimum deposit of twenty-five (\$25) dollars for each occupied unit, and recorded copies of all covenants and agreements applicable to this conversion project to the Director of Public Works. Copies of the covenants and agreements must be mailed to all tenants by the applicant at least thirty days prior to final approval.
9. Place standard industrial condominium conversion 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 and Fire Department.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

TENTATIVE MAP DATED 11-17-2015  
EXHIBIT MAP DATED 11-17-2015

14. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 (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 Maps, Vesting Tentative Tract 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 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*  
*AC*  
Prepared by Aissa Carrillo  
tr73349L-rev1.doc  
<http://planning.lacounty.gov/case/view/tr073349/>

Phone (626) 458-3126

Date 12-09-2015



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

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

PARCEL NO.: 073349

TENTATIVE MAP DATE: 11/18/2015

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

Approval to drainage is recommended with no drainage conditions (No grading is proposed on the Tentative Map or application).

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a hydrology study may be required prior to clearing the Conditional Use Permit.

Name  Date 12/02/2015 Phone (626) 458-4921  
**Saleh Khalil**

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

Tentative Tract / Parcel Map	73349	Tentative Map Dated	11/17/14	Parent Tract	
Grading By Subdivider? [ N ] (Y or N)	---	Location	La Puente	APN	
Geologist	---	Subdivider	Ashwill Family L.P.		
Soils Engineer	---	Engineer/Arch.	John B. Abell, Inc.		

Review of:

Geologic Report(s) Dated: -----

Soils Engineering Report(s) Dated: -----

Geotechnical Report(s) Dated: -----

References: -----

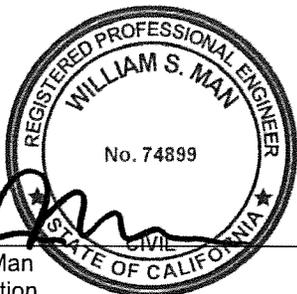
**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

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

Note: All structures shown on the tentative map are existing, and no new structures are proposed. Therefore, this project is exempt from the requirements of the California Seismic Hazards mapping Act.

Prepared by

  
 William Man  
 Soils Section



  
 Charles Nestle  
 Geology Section

Date 12/2/15

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

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

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - GRADING  
TRACT 073349

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TENTATIVE MAP DATED 11-17-2015  
EXHIBIT MAP DATED 11-17-2015

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

Name Nazem Said  Date 12/3/2015 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 073349\GP 073349\2015-07-29 TTR 073349 SUBMITTAL



## 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 73349

MAP DATE: November 17, 2015

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**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 from, FORM 196, to our office for the existing public fire hydrant located across the street on 8<sup>th</sup> Street. Compliance required prior to Tentative Map.
2. The required fire flow for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.
3. Submit a recent 5 Year Certification Test for the existing private fire protection system to our office for review prior to Tentative Map clearance

### FINAL MAP - CONDITIONS OF APPROVAL

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



## 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 73349

MAP DATE: November 17, 2015

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### PROJECT - CONDITIONS OF APPROVAL

1. The on-site fire lane shall maintain a minimum unobstructed width of 26 feet, clear to the sky. Compliance required during annual inspection by the jurisdictional fire station.
2. The required fire flow from the public fire hydrant for this development is **2000** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
3. A 5 Year Certification Test is required for the automatic fire sprinkler system within each building in compliance with the County of Los Angeles Fire Code Chapter 9, California Codes & Regulations Title 19, and with the National Fire Protection Association Chapter 25. The test results shall be available during annual inspection by the jurisdictional fire station.
4. The on-site fire lane shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code. Compliance required during annual inspection by the jurisdictional fire station.
5. All existing buildings shall provide an approved street address numbers in compliance with the requirements specified by the Department of Public Works and the County of Los Angeles Fire Code. Compliance required during annual inspection by the jurisdictional fire station.

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



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>73349</b>	DRP Map Date: <b>11/17/2015</b>	SCM Date: <b>12/17/2015</b>	Report Date: <b>12/15/2015</b>
Park Planning Area #	<b>7</b>	<b>AVOCADO HEIGHTS / WEST PUENTE VALLEY</b>		Map Type: <b>REV. (REV RECD)</b>

Total Units  = Proposed Units  + Exempt Units

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

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

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

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

**Conditions of the map approval:**

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

The payment of \$0 in-lieu fees.

**This project is exempt from park obligation requirements because:**

**Non-residential subdivision.**

**Trails:**

No trails.

**Comments:**

**Non-residential subdivision.**

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

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

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



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



**PARK OBLIGATION WORKSHEET**

Tentative Map # <b>73349</b>	DRP Map Date: <b>11/17/2015</b>	SMC Date: <b>12/17/2015</b>	Report Date: <b>12/15/2015</b>
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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	4.40	0.0030	0	0.00
M.F. < 5 Units	4.15	0.0030	0	0.00
M.F. >= 5 Units	3.24	0.0030	0	0.00
Mobile Units	3.44	0.0030	0	0.00
Exempt Units			0	
<b>Total Acre Obligation =</b>				<b>0.00</b>

Park Planning Area = **7 AVOCADO HEIGHTS / WEST PUENTE VALLEY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$252,516	\$0

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$252,516	\$0



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

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

**ANGELO J. BELLOMO, REHS, QEP**  
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December 9, 2015

Tentative Tract Map No. 073349

Vicinity: La Puente

Tentative Tract Map Date: November 17, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 073349** based on the use of public water (La Puente County Water) and public sewer as proposed for wastewater disposal. A copy of a current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Prepared by:

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