



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

PROJECT NUMBER
96101

HEARING DATE
October 28, 2015

REQUESTED ENTITLEMENTS
Vesting Tentative Tract Map No.52047-2

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	SCM DATE:
Bridlevast Inc (Robert Carr)	08/25/15	09/24/15	Reports only
Hunsaker and Associates Irvine Inc (Ted Frattone/Robert Glessner)			

PROJECT OVERVIEW

A request to reconfigure lots and change a cul de sac to address wetlands mitigation requirements.

Subdivision: To create 39 single-family lots, and one open space lot.

MAP STAGE

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

MAP STATUS

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

LOCATION

Mesquite Lane, south of the 10 freeway, Walnut Islands

ACCESS

Mesquite Lane

ASSESSORS PARCEL NUMBER(S)

8710001027

SITE AREA

51.8 gross acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

COVINA HIGHLANDS

SUP DISTRICT

5th

LAND USE DESIGNATION

R (Non-Urban)

ZONE

A-1-40,000

CSD

N/A

PROPOSED UNITS (DU)

39 units

MAX DENSITY/UNITS (DU)

51 units

GRADING

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

2,831,880 cubic yards (cy) total

1,415,940 cy cut, 1,415,940 cy fill (balanced on site)

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to the Mitigated Negative Declaration.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

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

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

CUP96101, OTP96101

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning recommends approval of the tentative map. Please read below for further details.

Environmental Determination:

Cleared Hold

1. An addendum to the Mitigated Negative Declaration is being recommended for approval.

Map Amendment:

Clear Hold

2. The map is being recommended for approval. A staff report will be available for review approximately two weeks before the scheduled meeting.

Proposed Plans/Zoning

3. The Board of Supervisors recently approved the General Plan update to change the land use category from Rural to Residential.

Administrative/Other:

Clear Hold

4. Future land use designation on the property is H2, Residential 2 (2 du/net acre).
5. Tentative date for public hearing is October 28, 2015 at 9am before the Regional Planning Commission.
6. Site must be posted at least ten (10) days prior to public hearing. More information is forthcoming.

COUNTY OF LOS ANGELES
CITY ENGINEER/SUPERINTENDENT OF STREETS
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 52047-2 (AMENDMENT MAP)-Rev1

MAP DATED 08-25-2015

The following reports consisting of 12 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.

COUNTY OF LOS ANGELES
CITY ENGINEER/SUPERINTENDENT OF STREETS
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 52047-2 (AMENDMENT MAP)-Rev1

MAP DATED 08-25-2015

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. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
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. Delineate proof of access to a public street on the final map.
12. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
13. Grant ingress/egress and utility easements to the public over the private and future or future streets.
14. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
CITY ENGINEER/SUPERINTENDENT OF STREETS
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

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TRACT NO. 52047-2 (AMENDMENT MAP)-Rev1

MAP DATED 08-25-2015

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

HW

TM

Prepared by Teni Mardirosian

Phone (626) 458-4910

Date 09-22-2015

tr52047-2L-Amend Map-Rev1.doc

<http://planning.lacounty.gov/case/view/tr52047/>



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

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

TRACT NO.: 52047-2 (Amend)

TENTATIVE MAP DATE: 08/25/2015

EXHIBIT MAP DATE: 08/25/2015

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

Prior to Improvement Plans Approval:

1. Submit a hydrology study for design of drainage facilities/delineation of flood hazard for review and approval. Comply with the requirements of the Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 05/14/03 to the satisfaction of the Department of Public Works.
2. Obtain and record notarized drainage covenants, in a form approved by Public Works from all impacted offsite property owners, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants reference above do not constitute an offsite easement, license, title, or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities to remove the flood hazard for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. Show and label all natural drainage courses.
4. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.

Prior to Building Permit:

1. Prior to issuance of building permits, a drainage and grading plan must be approved by the Department of Public Works to: (1) provide for the proper distribution of drainage including contributory drainage from adjoining properties; (2) and comply with the current Municipal Separate Storm Sewer System Permit which can be found at http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml.

Name _____ Date 09/17/15 Phone (626) 458-4921

VILONG TRUONG

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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

Vesting Tentative Tract Map	<u>52047</u>	Tentative Map Dated	<u>8/25/15 (Amend)</u>	Parent Tract	<u></u>
Grading By Subdivider? [Y] (Y or N)	<u>482,060 yd³</u>	Location	<u>Covina</u>	APN	<u></u>
Geologist	<u>G₃SoilWorks</u>	Subdivider	<u>Breevast US, Inc.</u>		
Soils Engineer	<u>G₃SoilWorks</u>	Engineer/Arch.	<u>Hunsaker</u>		

Review of:

Geologic Report(s) Dated: _____
 Soils Engineering Report(s) Dated: _____
 Geotechnical Report(s) Dated: 6/2/15, 1/12/15
 References: Neblett & Associates: 3/13/09, 11/13/08, 6/17/08, 5/24/07, 1/11/07, 3/22/02, 1/21/02

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

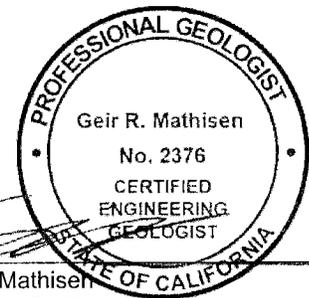
- G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report 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>.
- G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in 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>.
- S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
- S2. Location and de-watering devices will need to be shown at the grading plan stage. All proposed mitigation measures must be constructed within the subject site unless an off-site covenant is agreed to by all affected adjacent property owners. Show proposed locations on the geotechnical map.

Prepared by


 Brian Smith
 Soils Section




 Geir Mathisen
 Geology Section



Date 9/17/15

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
AMENDED TRACT NO. 52047

Page 1/1

TENTATIVE MAP DATED 08-25-2015

The amendment of subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to grading conditions of the tract map.

Name Nazem Said  Date 09/08/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 52047\GR 52047\2015-08-26 TTR 52047 SUBMITTAL

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

1. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.
2. A minimum centerline curve length of 100 feet shall be maintained on all local streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment should be adjusted so that the proposed BC and EC of the curve through the intersection is set back a minimum of 100 feet away from the BCR's of the intersection to the satisfaction of Public Works. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.
3. The minimum centerline radius on a local street with an intersecting street on the concave side should comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.
4. Provide minimum 350 feet centerline radius on "A" Street (west of B" Street), "B" Street, "C" Street, "E" Street, and on all streets where grades exceed 10 percent to the satisfaction of Public Works.
5. Permission is granted for street grades up to 15 percent on "C" Street and up to 11.5 percent on "E" Street only at locations to the satisfaction of Public Works.
6. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
8. At tee (T) intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent.

9. Permission is granted for a landing area of minimum 50 feet length with maximum 4 percent grade on "E" Street at Palomino Drive and Lorencita Drive to the satisfaction of Public Works.
10. Provide adequate landing area of minimum 50 feet length with maximum 3 percent grade on "B" Street at "A" Street to the satisfaction of Public Works.
11. Provide adequate landing area of minimum 50 feet length with maximum 3 percent grade on "C" Street, and "D" Street at "A" Street to the satisfaction of Public Works.
12. Provide adequate sight distance for 25 mph (260 feet) on "A" Street from "B" Street (easterly direction), "C" Street and "D" Street. Line of sight shall be within right of way or airspace easement shall be dedicated to the satisfaction of Public Works. On-site/off-site grading shall be adjusted to accommodate the line of sight.
13. Where headlight sight distance cannot be obtained at sag vertical curves, street lighting shall be provided to the satisfaction of Public Works.
14. All line of sight easements shall be depicted on landscaping and/or grading plans.
15. Provide standard property line return radii of 13 feet at all local street intersections.
16. Make an offer of private and future right of way 25 feet from centerline on "A" Street, "B" Street, "C" Street, "D" Street, "E" Street, and Saddle Ridge Drive with additional right of way for the cul-de-sac bulbs.
17. Whenever there is an offer of a private and future street, provide a drainage statement/letter.
18. Construct curb, gutter, base, and pavement on A "Street from Mesquite Lane to "B" Street, and "B" Street to the satisfaction of Public Works. The top of curb shall be located 18 feet from the centerline. Grade the remaining parkway at 2 percent cross-slope within the ultimate right of way.
19. Construct curb, gutter, base, pavement on A" Street east of "B" Street, "C" Street, and "D" Street to the satisfaction of Public Works. The top of curb shall

be located 17 feet from the centerline. Grade the remaining parkway at 2 percent cross-slope within the ultimate right of way.

20. Off-site improvements are required. It shall be the responsibility of the developer to acquire the necessary right of way and/or easement prior to tentative map approval.
21. Provide off-site full street right of way or easement and construction off-site street improvements on "A" Street joining Mesquite Lane to the satisfaction of Public Works.
22. Remove the existing cul-de-sac bulb and replace with curb, gutter, base, and pavement on Mesquite Lane joining "A" Street to the satisfaction of Public Works.
23. Provide 50 feet of off-site easement and construct curb, gutter, base, and pavement on "E" Street joining Palomino Drive and Lorencita Drive to the satisfaction of Public Works. The top of curb shall be located 18 feet from the centerline. Grade the remaining parkway at 2 percent cross-slope within the ultimate right of way.
24. Provide adequate right of way for construction a turnaround with a minimum radius of 32 feet on E Street in the vicinity of the gate entrance. Construct the gate entrance to the satisfaction of Public Works. The entry gate or key pad (if one is provided) must be located at a minimum of 50 feet beyond the right of way of Lorencita Drive.
25. The alignments for "B" Street must be compatible with the adjoining Tracts 41504 and 41505.
26. Underground all utility lines to the satisfaction of Public Works. Contact Land Development Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
27. Install postal delivery receptacles in groups to serve two or more residential units.
28. Prior to final approval, the subdivider shall 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.

29. Provide and install street name signs prior to occupancy of buildings.
30. A deposit is required to review documents and plans for final map clearance.

Prepared by Joseph Nguyen ^{*Jn*}
tm52047ra-rev2(08-25-2015)

Phone (626) 458-4921

Date 09-21-2015

The subdivision shall conform with previously approved (and now amended) conditions, dated 03-17-97, to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. 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.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Off-site improvements are tentatively required.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.
6. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Prepared by Vilong Truong

tr52047-2s-Amend Map-rev1 (Map dated 08-25-15).doc

Phone (626) 458-4921

Date 09-16-2015

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements as indicated on the attached Will Serve Letter dated 04/15/2015 from the Valencia Heights Water Company to the satisfaction of Public Works. The Will Serve letter will expire on 04/15/2016 it shall be sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.



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 52047

MAP DATE: August 25, 2015 – Amendment Map

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

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all weather access surface to be clear to sky.
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
3. A reciprocal access agreement is required for the Private and Future Streets as proposed for this development. Indicate compliance via a note on the Final Map.
4. A reciprocal access agreement is required for the Secondary Emergency Access as required for this development. Submit documentation to the Fire Department for review prior to Final Map clearance.
5. A construct bond is required for the Secondary Emergency Access as required for this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
6. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 52047

MAP DATE: August 25, 2015 – Amendment Map

PROJECT CONDITIONS OF APPROVAL

1. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
2. The required Secondary Emergency Access road shall be installed prior to issuance of the first building permit for this development. Submit verification of completion to the Fire Department concurrently with the review of the architectural plans prior to building permit issuance.
3. All proposed residential 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.
4. Any required fire lane within a lot 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.
5. Fire lanes within each lot exceeding a length of 150 feet are required to provide an approved Fire Department turnaround. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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

PROJECT: TR 52047

MAP DATE: August 25, 2015 – Amendment Map

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6. The gradient of the Private and Future Street or any fire lane shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 7. Any change of direction within a Private and Future street or within a fire lane shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 8. All proposed vehicular gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 9. Per the fire flow test performed by Valencia Heights Water Company dated 07-21-15, the existing fire hydrants and water system meets the current Fire Department requirements. An updated fire flow test will be required by the Fire Department prior to building permit issuance.
 10. Install 6 public fire hydrants as noted on the tentative map as filed in our office. All required fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
 11. The required fire flow from the public fire hydrant for this development is 1500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. The requirement is based on previous approval, the existing water pressure, the proposed total square footage of the future residences, and the area within a Very High Fire Hazard Severity Zone. The expansion of the new water system shall be design to comply with the required fire flow.



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 52047

MAP DATE: August 25, 2015 – Amendment Map

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12. The required fire flow may change based on the size of the future residences in compliance with the County of Los Angeles Fire Code. During the review of the architectural plans, the Fire Department will determine the required fire flow prior to building permit issuance.
 13. 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.
 14. 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.
 15. 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.
 16. An approved limited access device is required for any proposed gate within this development in compliance with the Fire Department's Regulation 5. Compliance required prior to final sign off of the gate.
 17. 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.
 18. All proposed Private and Future Streets within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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



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



PARK OBLIGATION REPORT

Tentative Map #	52047	DRP Map Date:	08/25/2015	SCM Date:	10/01/2015	Report Date:	09/22/2015
Park Planning Area #	14		COVINA HIGHLANDS			Map Type:	REV. (REV RECD)

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:	0.39
IN-LIEU FEES:	\$96,612

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$96,612 in-lieu fees.

Trails:

See also attached Trail Report. Schabarum Skyline Trail

Comments:

Net increase of 39 single family 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 #	52047	DRP Map Date:	08/25/2015	SMC Date:	10/01/2015	Report Date:	09/22/2015
Park Planning Area #	14		COVINA HIGHLANDS			Map Type:	REV. (REV RECD)

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 **39** = Proposed Units **39** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.32	0.0030	39	0.39
M.F. < 5 Units	1.43	0.0030	0	0.00
M.F. >= 5 Units	1.24	0.0030	0	0.00
Mobile Units	3.62	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.39

Park Planning Area = 14 **COVINA HIGHLANDS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.39	\$247,722	\$96,612

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
0.39	0.00	0.00	0.39	\$247,722	\$96,612



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

October 1, 2015

TO: Steven Jones, Principal Planner
Department of Regional Planning
Special Projects Section

FROM: Kathline J. King, Chief of Planning
Department of Parks and Recreation
Planning Division

K. King

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR
VESTING TENTATIVE TRACT MAP (VTTM) #52047-2**

The Department of Parks and Recreation (DPR) has completed the trail review of Vesting Tentative Tract Map No. 52047-2. The proposed Schabarum-Skyline Trail alignment, as shown on subject map within lot number thirty-nine (39) and lot number forty (40) is approved. DPR is requiring the Subdivider to dedicate a ten foot (10') wide trail easement and construct a variable-width five to eight foot (5'-8') wide multi-use (hiking, mountain biking, and equestrian) trail to the satisfaction of DPR.

DPR trail conditions of map approval, prior to final map are as follows:

1. Subdivider shall dedicate a ten foot (10') wide Multi-Use Schabarum-Skyline Trail easement, and construct variable-width five to eight foot (5'-8') wide natural surface trail with connectivity from the existing trail located at the southwest side of the open space lot number forty (40) and the northwest side of lot number thirty-nine (39).
2. The required trail easement shall be recorded via separate instrument, prior to final map recordation. Upon request DPR will provide a trail easement recordation template.
3. Full public access shall be provided in perpetuity for the multi-use trail.
4. Easement dedication(s) must be outside the public road right-of-way.
5. Subdivider shall include DPR in the transmittal of the project grading plan to Regional Planning.

- a. Submit project grading plans, including trail grading information to DPR for review and approval. The trail grading information shall conform to the County of Los Angeles Trails Manual (Trails Manual) and any applicable County codes, including but not limited to the following:
 - i. Cross slope gradients on natural soil not to exceed four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty feet (50').
 - ii. Cross slope gradients above four percent (4%) on paved surfaces, such as roadway trail crossings will be evaluated on a case by case basis.
 - iii. Typical trail section and details to include:
 - Width and name of trail
 - Longitudinal (running) gradients
 - Cross slope gradients
 - iv. Bush hammer (or equivalent rough finish) at minimum width of eight feet (8') for roadway (if concrete surface), trail surface crossing to provide for traction and safety.
 - v. Appropriate retaining walls as needed.
 - vi. Lodgepole fencing required at both sides of trail within lot number forty (40) and lot number thirty-nine (39) to delineate trail direction and for trail user safety (see condition 7b.).
 - vii. The "A" Street trail crossing must be approved by the Department of Public Works (DPW). Applicant is responsible to install painted crosswalk for "A" Street trail crossing utilizing DPW specifications, including DPW trail crossing signage. DPW trail crossing signage to be installed per DPW specifications at the east and west side of trail crossing.
 - viii. Curb-cuts required at minimum five feet (5') length at each end of "A" Street trail crossing.
6. After project trail grading plan approvals, but prior to building permit issuance, the Subdivider shall:

- a. Submit a preliminary construction schedule showing milestones for completing the trail. Provide updated trail construction schedules, as needed, to DPR on a monthly basis.
 - b. Stake the centerline of the trail and then schedule a site meeting with DPR's Trails Section Planner for trail alignment inspection and approval.
7. Construction of trail and installation of lodgepole fencing:
- a. **Trail:** Construct the Natural Trail 2 variable width five to eight foot (5'-8') wide trail within the ten foot (10') wide dedicated easement in a manner consistent with the Trails Manual. The Trails Manual is available at http://file.lacounty.gov/dpr/cms1_208899.pdf. Out-slope of trail tread is 2% to 4% with trail running grade at 5%, or up to 8% for <100' or 12% for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by DPR. See Section 4: "Trail Designs Trail Classification Guidelines," for trail construction guidelines and/or contact Trails Section Planner.
 - b. **Lodgepole Fencing:** Pine posts treated with Alkaline Copper Quaternary (ACQ) wood preservative. Vertical posts are seven feet (7') in height by six and one-half inch (6½') diameter. The posts have two (2) holes at eighteen inches (18") on center and top rail is six inches (6") from post top to the centerline of rail hole. The rails are also ACQ treated and they are eight feet (8') in length by four and one-half inches (4½") in diameter with beveled ends. The posts are installed fifty-four inches (54") above grade and thirty inches (30") below grade. Posts are set in three quarter inch (¾") aggregate base layer at eighteen inches (18") deep with four inches (4") of compacted earth as top layer.
 - i. **Lot number forty (40):** Install trail fencing minimum length of sixteen feet (16') long (two eight foot (8') sections each side of trail) from "A" Street heading northwest for user safety and to delineate trail alignment.
 - ii. **Lot number thirty-nine (39):** Install trail fencing on one side facing "A" Street for the full length of trail from "A" Street to the northwest corner of lot number thirty-nine (39) for user safety and delineation of the trail.
8. Notify DPR within five (5) business days of trail construction completion, including installation of all required lodgepole fencing for a Final Trail Inspection. The Final Inspection is required to obtain DPR approval and ensure the trail and

fencing are in compliance with the trail construction guidelines within the Trails Manual. Any portions of the constructed trail and fencing not approved, shall be corrected and brought into compliance within thirty (30) calendar days. The Subdivider shall then contact DPR to schedule another site inspection.

9. Prior to DPR's final acceptance of the constructed Schabarum-Skyline Trail alignment, the Subdivider shall:
 - a. Submit electronic copies on CD (AutoCAD) of the as-built trail grading/construction drawings to DPR's Trails Planning Section.
 - b. Submit a letter to DPR requesting acceptance of the dedicated constructed trail and lodgepole fencing. DPR will then issue an acceptance letter only after receiving a written request for final trail approval; and as-built trail drawings.
 - c. **Note:** DPR will install appropriate trail signage and is responsible for trail maintenance after final acceptance.

For any questions concerning the trail alignment or conditions of approval, please contact Robert Ettleman, by phone at (213)-351-5134 or email at rettleman@parks.lacounty.gov.

KK:FM:RLE:nr 52047-2 Trail Conditions

c: Bridlevast, Inc. (T. Frattone)
Hunsaker & Associates (R. Glessner)
Parks and Recreation (K. King, F. Moreno, C. Lau, O. Ruano, R. Ettleman)



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September 18, 2015

Revised Tract Map No. 52047-2

Vicinity: Covina Highlands

Revised Tract Map Date: August 25, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Revised Tract Map 52047-2** to allow a reduction in off-site grading and construction. This Department recommends approval of the revised tract map.

Prepared by:

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