

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 does not recommend approval of the tentative map. The proposed project's open space should be further clarified and information needs to be added to the map amendment. Please read below for further details.

Environmental Determination:

Cleared Hold

Map Amendment:

Clear Hold

1. Clarify note #19's 2,500 square foot threshold for landscaping plans being required.
2. Clearly identify and include all slope areas to be maintained by the HOA.
3. Engineer's stamp must be signed.
4. Include leading "0" in title block and retain "amended map" or "map amendment" verbiage.
5. Show location of "sound wall(s)".
6. A section for Saddle Ridge Drive is required.
7. Clarify pads for lots 28 and 29.

Proposed Plans/Zoning

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

Administrative/Other:

Clear Hold

9. Future land use designation on the property is H2, Residential 2 (2 du/net acre).

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,
- Five (5) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format,
- Revision fee payment (for the 3rd revision and thereafter), 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.

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

Page 1/1

TRACT NO. 52047-2 (AMENDMENT MAP)

MAP DATED 06-30-2015

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. An approved Geologic and Soils Engineering. Please see attached Geologic and Soils Engineering review sheet for requirements. Please note, a Geologic and Soils Engineering report dated 06/02/2015 is currently being reviewed.
2. Provide a "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor. Please see attached Water review (Comment 1) for requirements.
3. A revised tentative map is required to show the following additional items:
 - a. Provide the following title description:

"MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NUMBER 52047
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA"

- b. If applicable, show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.
 - c. Please see attached Road review sheet for requirements.
 - d. Please see attached Sewer review sheet for requirements.
 - e. Please see attached Water review sheet (Comment 2) for requirements.

HW

JMS

Prepared by Juan Sarda

Phone (626) 458-4919

Date 07-01-2015

tr52047-2L-Amendment Map.doc

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

PCA GMPH/A865
Telephone: (626) 458-4925

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

Sheet 1 of 1

Tentative Tract / Parcel Map	<u>52047</u>	Tentative Map Dated	<u>2/12/15 (Rev./Exhib.)</u>	Parent Tract	_____
Grading By Subdivider? [Y] (Y or N)	_____ <u>--- yd³</u>	Location	<u>Covina</u>	APN	_____
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 NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

The above referenced report by G₃SoilWorks dated 6/2/15 is currently being reviewed.

Prepared by

Brian Smith

Brian Smith
Soils Section



Charles Nestle

Charles Nestle
Geology Section

Date 6/25/15

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 052047

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TENTATIVE MAP DATED 06-03-2015

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:

The revised tentative map is required to show all existing and proposed easements, whether public or private to those for road purposes.

Prepared by Joseph Nguyen *JN*
tm52047r-rev2

Phone (626) 458-4921

Date 06-25-2015

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:

An updated tentative map is required to show the following items:

- a. Show and call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
- b. Show how the proposed development is to be served by proposed on-site public sewer and call out the proposed points of connection to the existing public sewer system.
- c. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.

Prepared by Vilong Truong
tr52047-2s-Amend(Map dated 06-03-15).doc

Phone (626) 458-4921

Date 06-30-2015

It is recommended that this amended 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 lot.
- (2) A revised amended map is required to show the following items:
 - a. Show location of existing water main and label existing water main lines per the corresponding water purveyor.
 - b. Show how new improvements will be served by existing water and show the point of connection.

Prepared by Tony Khalkhali

 tr52047-2w-amendment.doc

Phone (626) 458-4921

Date 06-25-2015

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)

MAP DATED 06-03-2015

- 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:

JMS
Prepared by Juan Sarda

Phone (626) 458-4919

Date 07-01-2015

tr52047-2L-Amendment Map.doc
<http://planning.lacounty.gov/case/view/tr52047/>

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)

MAP DATED 06-03-2015

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.

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)

MAP DATED 06-03-2015

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.
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)

MAP DATED 06-03-2015

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.

HCW
Prepared by Juan Sarda
tr52047-2L-Amendment Map.doc
<http://planning.lacounty.gov/case/view/tr52047/>

JMS
Phone (626) 458-4919

Date 07-01-2015



**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: 06/03/2015

EXHIBIT MAP DATE: 06/03/2015

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.

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:

3. 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 06/29/15 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Hydrology\Tentative Map Reviews\TTCON-TR52047a.doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
AMENDED TRACT NO. 52047

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TENTATIVE MAP DATED 06-03-2015

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 06/24/2015 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 52047\GR 52047\2015-06-04 TTR 52047 SUBMITTAL

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 dated 06-03-15).doc

Phone (626) 458-4921

Date 06-30-2015



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: June 03, 2015

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 MAP - HOLDS

1. Submit a fire flow availability form, FORM 195, to our office for the existing public fire hydrant on Mesquite Lane west of the development. Compliance required prior to Tentative Map clearance for the Public Hearing.
2. The required fire flow for this development at this time is **8000** gallons per minute at 20 psi for a duration of 4 hours. The required fire flow may be reduced when additional information on the total square footage of each residential building is provided.
3. The required Secondary Emergency Access road shall be installed prior to issuance of the first building permit for this development. Provide a note on the Tentative Map.
4. This property is located adjacent to an area classified as "Very High Fire Hazard Severity Zone". Contact our Fuel Modification Unit at (626) 969-5205 to determine if a Fuel Modification Plan is required for this development. Provide written feedback or a "Preliminary Fuel Modification Plan" approval to our office prior to Tentative Map clearance for the Public Hearing.

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.



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: June 03, 2015

-
2. 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.
 3. 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.
 4. 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.
 5. 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).
 6. 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.
 7. 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.
 8. 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
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 52047

MAP DATE: June 03, 2015

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9. 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.
 10. 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.
 11. 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.
 12. 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.
 13. 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.
 14. 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.

CONDITIONS OF APPROVAL - WATER

1. Install 6 public fire hydrants as noted on the tentative map as filed in our office.



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: June 03, 2015

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2. 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.
 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. If the future single family dwellings are 3,601 total square feet or greater, the required fire flow from the public fire hydrant for this development can be up to **8000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow may be reduced by the Fire Prevention Engineering Section during the architectural plan review process prior to building permit issuance.
 5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
 6. 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.
 7. 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.
 8. 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 #	52047	DRP Map Date:	06/03/2015	SCM Date:	07/16/2015	Report Date:	06/30/2015
Park Planning Area #	14		COVINA HIGHLANDS			Map Type:	AMENDMENT

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:	0.40
IN-LIEU FEES:	\$98,582

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$98,582 in-lieu fees.

Trails:

See also attached Trail Report. Schabarum Skyline Trail

Comments:

Net increase of 39 S.F. 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:	06/03/2015	SMC Date:	07/16/2015	Report Date:	06/30/2015
Park Planning Area #	14		COVINA HIGHLANDS			Map Type:	AMENDMENT

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	3.40	0.0030	39	0.40
M.F. < 5 Units	1.43	0.0030	0	0.00
M.F. >= 5 Units	1.21	0.0030	0	0.00
Mobile Units	3.29	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.40

Park Planning Area = 14 COVINA HIGHLANDS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.40	\$246,455	\$98,582

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
0.40	0.00	0.00	0.40	\$246,455	\$98,582



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

July 16, 2015

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

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

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 Tentative Tract Map No. 52047-2. The proposed Schabarum Skyline Trail alignment as shown on map within lot #39 and lot #40 is approved, releasing the previous trail hold on map. DPR is requiring the Subdivider to dedicate a ten foot wide trail and construct a variable-width five to eight foot (5-8)' wide multi-use (hiking, mountain biking, and equestrian) trail to the satisfaction of the 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 #40 and the northwest side of lot #39.
2. The required trail easement shall be recorded via separate instrument, prior to final map recordation. DPR will provide a trail easement recordation template.
3. Full public access shall be provided for the multi-use trail.
4. Easement dedication(s) must be outside the road right-of-way.
5. Subdivider shall include DPR in the transmittal of the project grading plan(s) 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 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. Typical trail section and details to include:
 - Width and name of trail
 - Longitudinal (running) gradients
 - Cross slope gradients
 - iii. Bush hammer (or equivalent rough finish) at minimum width of eight (8') feet for roadway trail crossing if concrete surface.
 - iv. Appropriate retaining walls as needed (Sutter Type retaining walls are preferred).
 - v. Lodgepole fencing required at both sides of trail within lot #40 and lot #39 to delineate trail direction and for trail user safety (see condition 7b.).
 - vi. The "A" Street trail crossing must be approved by the Department of Public Works (DPW). Install painted crosswalk for Street "A" trail crossing utilizing DPW specifications, including DPW trail crossing signage to be installed per DPW specifications at the east and west side of 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 Park Planner.

- b. **Lodgepole Fencing:** Pine posts treated with Alkaline Copper Quaternary (ACQ) wood preservative. Vertical posts are 7 feet in height by 6 ½ inches diameter. The posts have 2 holes at 18 inches on center and top rail is 6 inches from post top to the centerline of rail hole. The rails are also ACQ treated and they are 8 feet in length by 4 ½ inches in diameter with beveled ends. The posts are installed 54 inches above grade and 30 inches below grade. Posts are set in ¾ inch aggregate base layer at 18 inches deep with 4 inches of compacted earth as top layer.
 - i. **Lot #40:** Install trail fencing minimum length of sixteen feet long (two eight foot sections each side of trail) from "A" Street heading northwest for user safety and to delineate trail alignment.
 - ii. **Lot #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 #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.

Steven Jones
July 16, 2015
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c. Note: DPR will install appropriate trail signage after final acceptance.

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

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

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



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

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

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

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

www.publichealth.lacounty.gov

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July 8, 2015 **REVISED REPORT**

Revised Tract Map No. 52047-2

Vicinity: Covina Highlands

Revised Tract Map Date: June 3, 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:

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