



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

PROJECT NUMBER

03-338-(4)

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Modification to Recorded Tract Map No. 54341
Oak Tree Permit No. 201300017
Environmental Assessment No. 03-338

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Harmony Family/ Joseph Chau.

MAP/EXHIBIT DATE:

4-17-13

SCM REPORT DATE:

5-16-13

SCM DATE:

5-30-13

PROJECT OVERVIEW

Request to modify Public Works conditions regarding road improvements along Brea Canyon Cutoff Court, a yard modification to construct an over height retaining wall with a sing, and an oak tree permit to encroach into the protected area of one oak tree.

MAP STAGE

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

MAP STATUS

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

LOCATION

2625 Brea Canyon Cutoff Road

ACCESS

Brea Canyon Cutoff Road and Brea Canyon Cutoff Court

ASSESSORS PARCEL NUMBER(S)

8269-017-035, 036, 037, 038, 039

SITE AREA

5.61 Acres

GENERAL PLAN / LOCAL PLAN

Rowland Heights Community Plan

ZONED DISTRICT

San Jose

SUP DISTRICT

4th

LAND USE DESIGNATION

N2

ZONE

A-1-1

PROPOSED UNITS (DU/AC)

NA

MAX DENSITY/UNITS (DU/AC)

NA

COMMUNITY STANDARDS DISTRICT

Rowland Heights CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Alejandrina C. Baldwin (213) 974-6433 acbaldwin@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

Tentative Map Revision Required:

Reschedule for Subdivision Committee Meeting:

Exhibit Map/Exhibit "A" Revision Required:

Reschedule for Subdivision Committee Reports Only:

Revised Application Required:

Other Holds (see below):

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Oak Tree Permit:

- Staff has sent the report to the County Forrester for review and comment. The project conditions and mitigation measures will be updated to reflect the requested encroachment.

Sign:

Please email or submit an updated sign plan that reflects the following:

- The sign must be proposed on a portion of the wall which is not taller than 6 ft.
- The maximum square footage of the height which is permitted is 24 square feet.
- Staff recommends a dark brown color for the sign letters.

Other:

- The tentative map mentions (under Note No. 5) that the maximum of the height of the wall is 8'-2" but the exhibit of the wall has the wall at a maximum height of approximately 9 ft. Please clarify the maximum height of the wall and where the highest point(s).
- Staff is still processing the environmental document for this project.
- The grading preformed removed walnut trees which were proposed to remain. The removal of these trees requires mitigation of 2:1. The project will be required to mitigate for this loss.

Public Hearing:

- Please submit 15 copies of the tentative map.
- Please submit one (1) copy of a land use map in where all existing land uses (single-family, apartment, school, etc.) are depicted for 500 ft from the project boundary line.

TRACT NO. 54341 (Modification to Recorded Map) MOD. MAP DATED 04-17-2013

We have no objection to the requested modifications. The following reports/conditions are recommended for inclusion in the conditions of tentative approval:

1. Comply with the attached two-pages Subdivision conditions to the satisfaction of Public Works.
2. Comply with the attached one-page Drainage conditions to the satisfaction of Public Works.
3. Comply with the attached one-page Geologic conditions to the satisfaction of Public Works.
4. Comply with the attached one-page Soils conditions to the satisfaction of Public Works.
5. Comply with the attached one-page Grading conditions to the satisfaction of Public Works.
6. Comply with the attached one-page Road conditions to the satisfaction of Public Works.
7. Comply with all other previously approved conditions to the satisfaction of Public Works.



Prepared by John Chin

Phone (626) 458-4918

Date 05-14-2013

Tr54341L-Modification to Recorded Map(04-17-13).doc
<http://planning.lacounty.gov/case/view/03-338/>

The following reports consisting of 9 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. Quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
10. 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.
11. 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.
12. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
13. 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.



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

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

TRACT NO.: 54341

TENTATIVE MAP DATE: 04/17/13

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 05/19/09 to the satisfaction of the Department of Public Works.

Name *Ernesto J Rivera* Date 05/13/2013 Phone (626) 458-4921
Ernesto J Rivera

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-7989

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

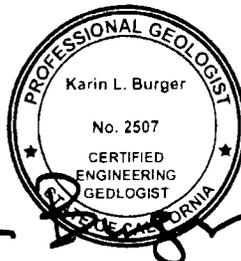
TENTATIVE TRACT MAP 54341
SUBDIVIDER Harmony Family Limited Partnership
ENGINEER Calland Engineering, Inc.
GEOLOGIST Quartech Consultants, Inc.
SOILS ENGINEER Quartech Consultants, Inc.

TENTATIVE MAP DATED 4/17/13 (modified recorded map)
LOCATION Rowland Heights
GRADING BY SUBDIVIDER [Y] (Y or N)
REPORT DATE 11/14/08, 8/18/08, 5/5/08, 11/9/06
REPORT DATE 11/02/09, 2/18/09, 11/14/08, 8/18/08, 5/5/08, 11/9/06

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map was cleared by GMED on 5/10/11.
- Grading plans were recommended for approval by GMED on 12/10/09.
- The Soils Engineering review dated 5-8-13 is attached.



Reviewed by Karin Burger Date May 7, 2013

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

SOILS ENGINEERING REVIEW SHEET

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

District Office ---
Job Number LX001129
Sheet 1 of 1

Tentative Map (Tract) 54341
Location Rowland Heights
Developer/Owner Harmony Family Limited Partnership
Engineer/Architect Calland Engineering, Inc.
Soils Engineer Quartech Consultants (06-109-004EG)
Geologist Quartech Consultants

DISTRIBUTION:

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

Review of:

Modified Recorded Map Dated by Regional Planning 4/17/13
Soils Engineering and Geology Reports Dated 11/14/08, 8/18/08, 5/5/08, 11/9/06
Soils Engineering Reports Dated 11/2/09, 2/18/09
Additional Reports by EGL Dated 9/21/04, 8/4/04, 6/1/04, 4/22/04, 1/13/04, 11/14/03
Additional Reports by Geo-Etka Dated 5/16/91, 3/20/91, 9/28/90
Previous Review Sheet Dated 6/6/05

ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.



Prepared by _____ Date 5/8/13

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

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

P:\gmpub\Soils Review\Jeremy\TR 54341, Rowland Heights, TTM-A_9.doc

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

1. Submit a revised grading plan for approval to include the proposed retaining wall and revised grading limits to the satisfaction of Public Works.
2. Conform with all previously approved grading conditions to the satisfaction of Public Works.

 Name Patricia Constanza Date 05/13/13 Phone (626) 458-4921

The proposed modification to recorded Tract Map 54341 is to modify the street section and vacate portion of the right of way to allow a retaining wall. We recommend the following modified road conditions:

1. Permission granted to modify the roadway section from inverted shoulders to the standard cul-de-sac design section with minimum 58-feet of right of way. Permission is granted to modify the parkway dimension to allow a parkway reduction from 12 feet to 3 feet to mitigate grading impacts to oak trees along a portion of the property frontage on Brea Canyon Cutoff Road. Street lights and sidewalks are not required per LA County Code 21.32.150 and 21.32.190 respectively.
2. Complete processing of related right of way vacation due to changes related to the roadway section.
3. Complete processing of road plan revisions and provide revised bond estimates. Roadway bonds may be subject to change and may not be released until completion of improvements and related right of way vacation.
4. With the exception of the inverted shoulder requirements, conform with all previously approved road conditions to the satisfaction of Public Works.



Prepared by Patricia Constanza
Tr54341r_Modification to Recorded Map 05-13-2013.doc

Phone (626) 458-4921

Date 05-13-2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 54341 (Mod. to Recorded Map)

Page 1/1

MOD. MAP DATED 04-17-2013

1. The subdivider shall comply with previously approved sewer conditions to the satisfaction of Public Works.



Prepared by Tony Khalkhali
tr54341s-(Mod. to recorded map dated 04-17-13).doc

Phone (626) 458-4921

Date 05-13-2013

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 54341 (Mod. to Recorded Map)

Page 1/1

MOD. MAP DATED 04-17-2013

- The subdivider shall comply with previously approved water conditions to the satisfaction of Public Works.



Prepared by Tony Khalkhali
tr54341w-(Mod. to recorded map dated 4-17-13)

Phone (626) 458-4921

Date 05-13-2013



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 54341 Map Date: April 17, 2013 - Mod to Recorded Map

C.U.P. _____ Vicinity: _____

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- 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.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department approved address numbers and Department of Public Works approved street signs prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department has no objections to the proposed Modification to the Recorded Map. All previous requirement and conditions of approval have not changed and are still applicable.**

By Inspector: Juan C. Padilla Date May 20, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 54341 Map Date: April 17, 2013 - Mod to Recorded Map

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of **2** hours, over and above maximum daily domestic demand. **1** Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install **2** public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
Install _____ private on-site fire hydrant(s).
- All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: _____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The Fire Department has no objections to the proposed Modification to the Recorded Map. All previous requirement and conditions of approval have not changed and are still applicable.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla

Date May 20, 2013

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



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



PARK OBLIGATION REPORT

Tentative Map #	54341	DRP Map Date:	04/17/2013	SCM Date:	05/30/2013	Report Date:	04/16/2013
Park Planning Area #	10		ROWLAND HEIGHTS			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:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$0 in-lieu fees.

Trails:

No trails.

Comments:

This is a Modification to Recorded Tract Map No. 54341. TR 54341 was cleared by the Dept. on May 12, 2011 and the in- lieu fee of \$9,862 was received for 5 single- family detached units. Clearance Report attached.

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: 
James Barber, Land Acquisition & Development Section

Supv D 4th
May 16, 2013 11:05:30
QMB02F.FRX



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



PARK OBLIGATION WORKSHEET

Tentative Map #	54341	DRP Map Date:	04/17/2013	SMC Date:	05/30/2013	Report Date:	04/16/2013
Park Planning Area #	10		ROWLAND HEIGHTS			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 = Proposed Units + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.63	0.0030	0	0.00
M.F. < 5 Units	3.25	0.0030	0	0.00
M.F. >= 5 Units	2.77	0.0030	0	0.00
Mobile Units	2.33	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = 10 ROWLAND HEIGHTS

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$234,598	\$0

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
0.00	0.00	0.00	0.00	\$234,598	\$0



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



Russ Guiney, Director

May 12, 2011

Land Development Division
Department of Public Works
County of Los Angeles
900 South Fremont Avenue
Alhambra, California 91803

CLEARANCE TO RECORD

Map # 54341

DPW Map Date 03/16/2011

The Subdivision Ordinance, Title 21, Section 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140 of the Los Angeles County Code, requires the dedication of park land or the payment of a fee-in-lieu thereof, or a combination of both as a condition for final approval of maps of residential subdivision. The park land obligation for this Tract has been fulfilled for the following

\$9,862 Fee paid for 5 units on May 12, 2011.

Departmental Review Fee Paid to DPW on 09/05/06
Receipt No. LD00000004714

Sincerely,

James Barber
Land Acquisition & Development
(213)351-5117

SD	PPA	Account No.
4th	10	68974



COUNTY OF LOS ANGELES
Public Health

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

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

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, MPA, REHS
Director, Bureau of Environmental Protection

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

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

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Tract Map No. 54341

Vicinity: Rowland Heights

Tentative Tract Map Date: April 17, 2013

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed the proposed modification to **Recorded Tract Map 54341**. This Department does not have any comments.

Prepared by: Michelle Tsiebos Phone No. (626) 430-5382 Date: May 10, 2013

M.T.