



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

**PROJECT NUMBER**

2016000454

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Tract Map No.74074  
Environmental Assessment RPPL201602264

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Lynn Development Corp (Lily Xiao)

**MAP/EXHIBIT  
DATE:**

05/17/2016

**SCM REPORT  
DATE:**

06/16/2016

**SCM DATE:**

06/23/2016

**PROJECT OVERVIEW**

To create 10 lot single-family subdivision on a 1.86 acre property.

**MAP STAGE**

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

**MAP STATUS**

Initial:       1<sup>st</sup> Revision:       2<sup>nd</sup> Revision:       3<sup>rd</sup> Revision (requires a fee):

**LOCATION**

307 Basetdale Ave., La Puente

**ACCESS**

Basetdale Ave.

**ASSESSORS PARCEL NUMBER(S)**

8110-004-082 & 8110-004-073

**SITE AREA**

1.89 (gross) Acres 82,328 SF

**GENERAL PLAN / LOCAL PLAN**

General Plan (2035)

**ZONED DISTRICT**

Puente

**SUP DISTRICT**

1<sup>st</sup>

**LAND USE DESIGNATION**

H-9 (Low- Density Residential 0-9 du/ac)

**ZONE**

A-1-6000(Light Agricultural -  
6,000 sqft. Minimum Lot  
Area)

**CSD**

Avocado Heights CSD

**PROPOSED UNITS**

(DU)  
10 (6 du/ac)

**MAX DENSITY/UNITS**

(DU)  
16 (7 du/ac)

**GRADING**

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

**ENVIRONMENTAL DETERMINATION (CEQA)**

Project on hold pending completion of an updated environmental review and determination

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Peter Chou (213) 974-6433 <a href="mailto:pchou@planning.lacounty.gov">pchou@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:juan.padilla@fire.lacounty.gov">juan.padilla@fire.lacounty.gov</a>
Parks & Recreation	Hold	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Vincente Banada (626) 430-5381 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Reschedule for Subdivision Committee Meeting:   
Reschedule for Subdivision Committee Reports Only:

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**PREVIOUS CASES**

R1st 201500099

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**REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS**

*Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map as the tentative map is missing standard information.*

Environmental Determination:

1. Additional information (e.g., studies, reports, etc.) may be required after review of the Environmental Assessment.
2. For any questions related to site biology, you may contact the department biologist, Joseph Decruyenaere, directly at 213-974-1448 or [jdecruyenaere@planning.lacounty.gov](mailto:jdecruyenaere@planning.lacounty.gov).

Tentative Map:

3. Forty feet minimum street frontage is required for each parcel along the knuckle of the cul-de-sac. If you are unable to meet this requirement, a request to modify or waive this requirement must be made. Approval of the request is not guaranteed. Staff recommends redesign to comply.
4. Identify all measurements of the parcel, including frontage width.
5. Street frontage waiver would be required since the driveway has been identified as private. Approval of the waiver is not guaranteed.
6. Access easement and maintenance agreement will be required for the private driveway. Clarify who would have ownership of private way. Staff recommends that lots be extended to centerline of private driveway.
7. Identify the dashed line on the northern portion of the property.
8. List any existing or proposed easements.
9. Clearly identify property lines.
10. Show all existing structures, indicate if they will remain or be removed.
11. Depict all existing fences and walls, provide the height and material, and indicate whether it will remain or be removed.
12. Provide a lot table with the gross and net area information for the project area. Ensure to net out highway dedication and easements for the net lot area. Ensure to calculate to the centerline of the right-of-way for the gross lot area.
13. Change "parcel" to "lot" and number accordingly.
14. Label neighboring lots "not a part".
15. Remove the "0" from the tentative tract map number in the title.
16. Provide land use designation in notes.
17. Ensure that engineering statements are correct.
18. Consider our biologist's analysis, location and preservation of sensitive/important resources/healthy design features/location of fuel modification buffer.

Healthy Design Ordinance ("HDO"):

19. Final Map Condition: The onsite tree-planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on the project total of 60 linear feet of street frontage, a total of two tree plantings shall be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

Administrative / Other:

20. Provide copies of building permits and Assessor's Description Blanks for the existing buildings.
21. Abate any existing zoning violations prior to public hearing.

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**RESUBMITTAL INSTRUCTIONS**

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

- A completed and signed Land Division application,
- A signed and dated cover letter describing all changes made to the map,

- *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 3<sup>rd</sup> revision and thereafter), and*
- *Other materials requested by the case planner.*

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

**PROJECT DESCRIPTION:**

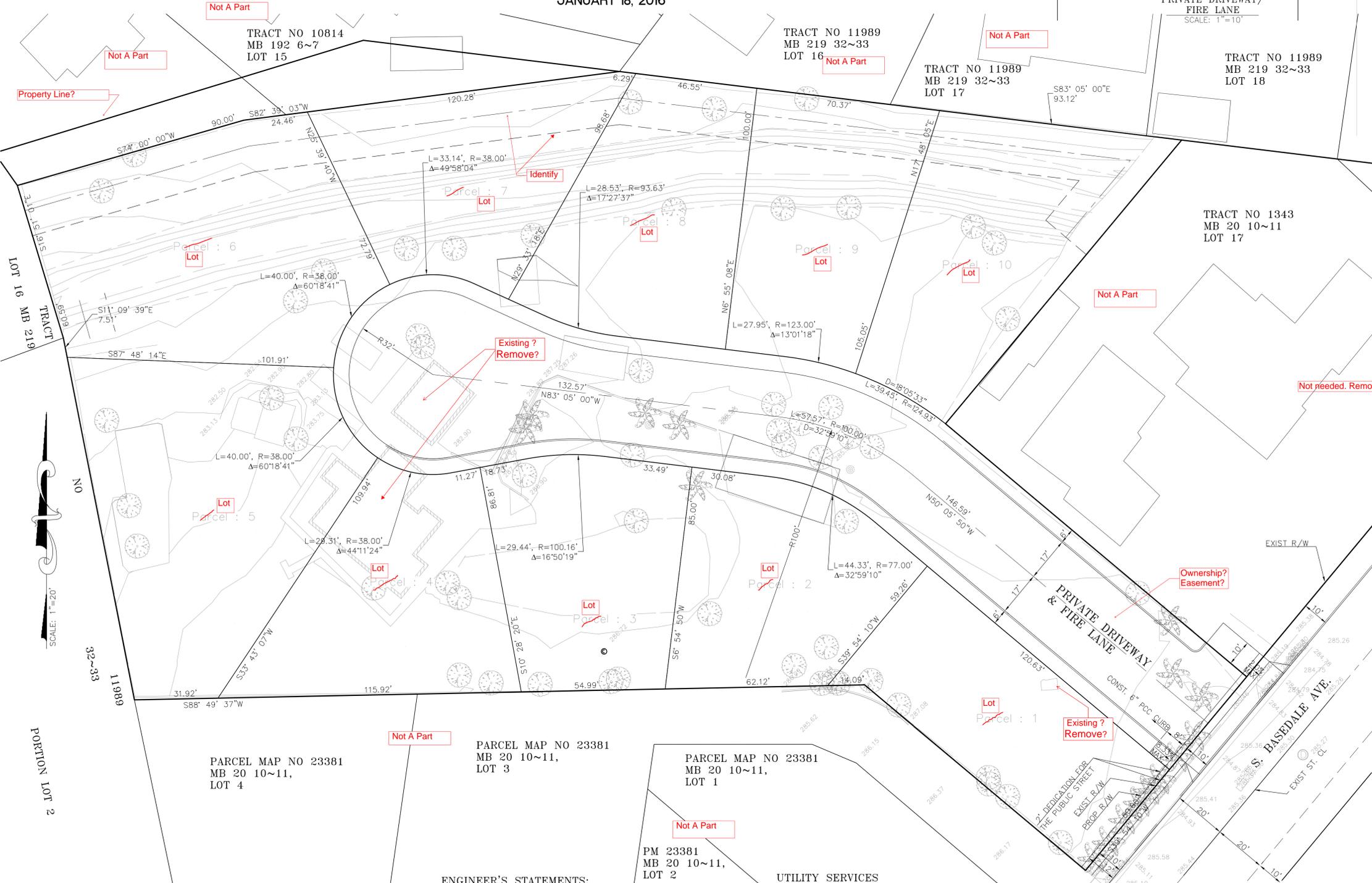
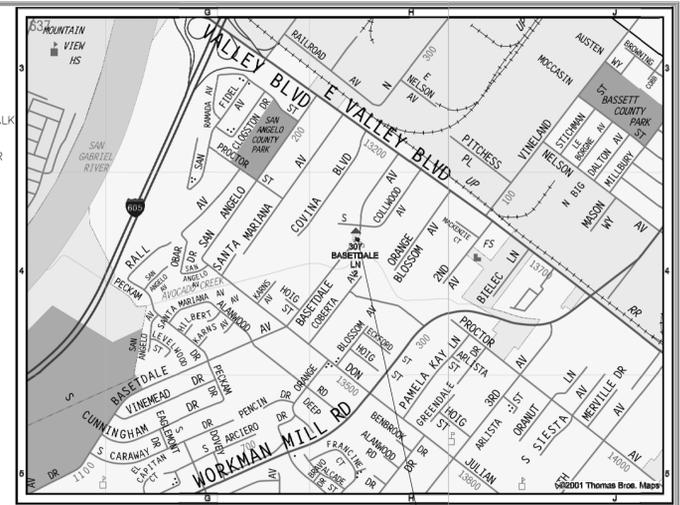
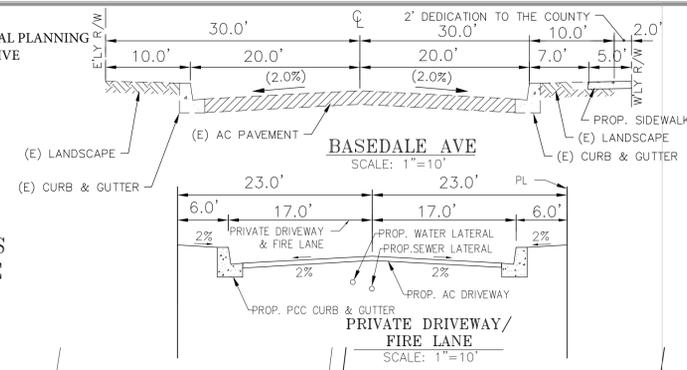
- PROJECT ADDRESS: 307 BASEDALE AVE., LA PUENTE/LOS ANGELES COUNTY, CA 91746
- LOT SIZE: APN 8110-004-073, AREA 1,7478 AC/76,133 SF  
APN 8110-004-082, AREA 0,3503 AC/15,260 SF  
TOTAL: 2,098 AC/91,393 SF;
- EXISTING USE: SINGLE FAMILY HOME, ONE HOUSE ON THE LOT;  
PROPOSED USE: SINGLE FAMILY HOME, TEN HOUSE SUBDIVISION;
- LEGAL DESCRIPTION: BEING A SUBDIVISION OF THE PORTION OF LOT 1 & LOT 2 IN BLOCK 10 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 8110-004-073 & 8110-004-082

# MAJOR LAND DIVISION TENTATIVE TRACT NO. 074074

RECEIVED  
DEPT OF REGIONAL PLANNING  
TR74074 TENTATIVE  
17 MAY 2016

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF THE PORTION OF LOT 1 & LOT 2 IN BLOCK 10 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JANUARY 18, 2016



VICINITY MAP  
TG:637-H4. NTS

Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
1	6080.46	353.98	120.63	S50° 05' 50.00"E
			50.00	S39° 54' 09.77"W
			110.00	N50° 05' 50.00"W
			14.09	S88° 49' 37.00"W
2	6026.01	306.75	59.26	N39° 54' 10.00"E
			30.08	S83° 05' 00.00"E
			44.33	S66° 35' 25.00"E
			25.96	S50° 05' 50.00"E
3	6000.87	308.45	59.26	S39° 54' 10.00"W
			62.12	S88° 49' 37.00"W
			85.00	N6° 54' 49.78"E
			18.73	N79° 31' 38.63"E
4	6751.22	353.24	29.44	N88° 29' 31.01"E
			33.49	S83° 05' 00.00"E
			85.00	S6° 54' 49.78"W
			54.99	S88° 49' 37.00"W
5	10256.77	416.56	86.81	N10° 28' 19.99"W
			11.27	N79° 31' 38.63"E
			86.81	S10° 28' 19.99"E
			115.92	S88° 49' 37.00"W
6	10026.59	397.26	109.94	N33° 43' 07.20"E
			29.31	S78° 22' 42.79"E
			31.92	S88° 49' 37.00"W
			132.79	N11° 09' 39.00"W
7	6348.40	345.69	40.00	S87° 48' 14.16"E
			101.91	S26° 07' 40.16"E
			40.00	S33° 43' 07.20"W
			109.94	S33° 43' 07.20"W
8	6586.40	330.91	7.51	N11° 09' 39.00"W
			60.59	N16° 51' 01.20"W
			90.00	N74° 00' 00.00"E
			24.46	N82° 39' 03.00"E
9	6105.46	326.19	72.79	S25° 39' 40.05"E
			40.00	S34° 11' 00.69"W
			101.91	N87° 48' 14.16"W
			120.28	N82° 39' 03.00"E
10	7475.95	378.27	6.29	S83° 05' 00.00"E
			98.68	S29° 33' 17.70"E
			14.52	N65° 41' 38.63"W
			33.14	S89° 19' 23.06"W

**CIVIL ENGINEER/LAND SURVEYOR:**  
MIKE MIAO  
APPLE ENGINEERING GROUP  
9080 TELSTAR AVE., SUITE 309  
EL MONTE, CA 91731  
TEL: (626) 552-9818  
EMAIL: INFO@APPLEENGINEERING.NET  
WEB: WWW.APPLEENGINEERING.NET

**OWNER:**  
NORMA SANTI  
TRUSTEE OF THE NORMA SANTI LIVING TRUST,  
CONTACT PERSON:  
STACY SUN  
LYNN INVESTMENT INC.  
TEL: (626) 628-5860  
STACYSUN2006@YAHOO.COM

**ENGINEER'S STATEMENTS:**

- NO OAK TREES ON SUBJECT PROPERTY.
- BOUNDARY MONUMENTS WILL BE SET PRIOR TO FILING WITH THE COUNTY RECORDER OF THE FINAL MAP.
- THERE ARE NO ZONE CHANGES FOR THE SUBJECT PROPERTY.
- THIS PROJECT IS TWO LOTS SUBDIVIDED INTO TEN LOTS;
- EXISTING ZONING: ~~LAC16600~~, **A 6000**
- ~~PROPOSED ZONING: LAC16600~~

**UTILITY SERVICES**  
SEWER COMPANY: LOS ANGELES COUNTY PUBLIC WORKS  
1(800) 675-4357  
WATER COMPANY: SAN GABRIEL VALLEY WATER COMPANY  
(626) 448-6183  
GAS COMPANY: SOUTHERN CALIFORNIA GAS COMPANY  
(888) 427-2200  
ELECTRIC COMPANY: SOUTHERN CALIFORNIA EDISON  
1(800) 655-4555  
WASTE COMPANY: VALLEY VISTA SERVICES INC.  
(800) 442-6454

Plan Prepared By:  
**GUOXIN MIAO** 4/28/16  
Date  
**Apple Engineering Group**  
Subdivision, Engineering Design & Survey  
9080 TELSTAR AVENUE, SUITE 309  
EL MONTE, CA 91731  
Tel: (626) 552-9818 EMAIL: info@appleengineering.net

TENTATIVE TRACT NO. 074074  
APN 8110-004-073 & 8110-004-082  
SCALE: 1"=20'  
DATE: 05/01/16  
DRAWN BY:  
REVISID:  
307 BASEDALE AVE,  
LA PUENTE/LACO, CA  
SHEET 1 OF 1  
JOB NO.  
P15162

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

1. Provide evidence that the Department of Regional Planning is prepared to recommend waiving the street frontage requirement for Lots 2 to 10. Add a General Note to request waiving street frontage on applicable lots. Also, add a lot number to the private driveway and fire lane lot.
2. An approved hydrology report is required. Please see attached Hydrology review sheet (Comments 1 and 2) for requirements. The hydrology report shall be submitted directly to Public Works.
3. An approved geotechnical report is required. Please see attached Geologic and Soils Engineering review sheet (Comment G1) for requirements. The geotechnical report shall be submitted directly to Public Works.
4. Please see attached Geologic and Soils Engineering review sheet (Comments S1 to S6) for additional comments and requirements.
5. An approved sewer area study is required. Please see attached Sewer review sheet (Comment 1) for requirement.
6. A “Will Serve Letter” from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line is required. Please see attached Sewer review sheet (Comment 2) for requirement.
7. A “Will Serve Letter” from the water purveyor is required. Please see attached Water review sheet (Comment 1) for requirement.
8. A revised tentative map is required to show the following additional items:
  - a. Change all streets labeled as “Basedale Avenue” to “Basetdale Avenue”.
  - b. Provide name, signature, and registration stamp of the civil engineer on the electronic version of the tentative map.
  - c. Label the Parcel Area Table as “Lot Area Table”. On the Lot Area Table, include the proposed usage of each lot. Also, label “Parcel No.” as “Lot No.”.

- d. Label Parcel 1, 2.....10 as Lot 1, 2.....10.
  - e. Show all existing structures and label them as “to remain” or “to be removed”.
  - f. Clearly delineate and call out the existing project boundary, and label existing lots outside the project boundary as “Not a Part”.
  - g. 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.
  - h. Please see attached Grading review sheet (Comment 1) for requirement.
  - i. Please see attached Road review sheet (Comments 1 and 2) and checked print for requirements.
  - j. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
  - k. Please see attached Water review sheet (Comment 2) for requirements.
9. A revised “Land Division Application” is required to list existing use(s), structure(s), walls/fences with height, and indicate whether these are to be removed or to remain.

*HCW* *AK*  
Prepared by Aissa Carrillo  
tr74074L-new.doc  
<http://planning.lacounty.gov/case/view/2016-000454/>

Phone (626) 458-3126

Date 06-15-2016



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

TRACT/PARCEL MAP NO.: 074074

(REVISED) TENTATIVE MAP DATED: 05/17/2016

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide drainage/grading covenant for any offsite work.
2. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by:

A handwritten signature in black ink, appearing to read "Michele Chimienti", written over a horizontal line.

**Michele Chimienti**

Date: 06/13/2016

Phone: (626) 458-4921

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

Tentative Tract / Parcel Map 74074 Tentative Map Dated 5/17/16 Parent Tract \_\_\_\_\_  
Grading By Subdivider? [ N ] (Y or N) \_\_\_\_\_ yd<sup>3</sup> Location La Puente APN \_\_\_\_\_  
Geologist \_\_\_\_\_ Subdivider Lynn Development Corp  
Soils Engineer \_\_\_\_\_ Engineer/Arch. Apple Engineering

Review of:

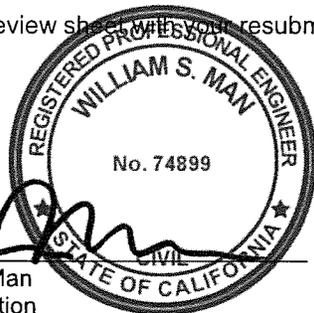
Geologic Report(s) Dated: \_\_\_\_\_  
Soils Engineering Report(s) Dated: \_\_\_\_\_  
Geotechnical Report(s) Dated: \_\_\_\_\_  
References: \_\_\_\_\_

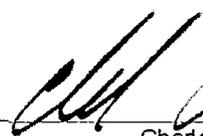
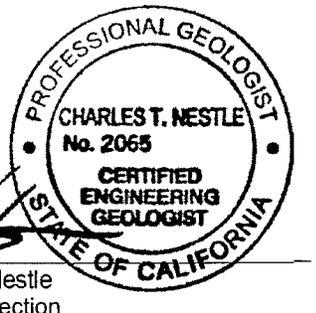
**TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:**

- G1. Based on the State of California Seismic Hazard Maps, the subject site is located in a mapped area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code §2697 and California Code of Regulations §3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the *Manual for Preparation of Geotechnical Reports* and policy memo GS045.0 prepared by the County of Los Angeles Department of Public Works, (both available for download at: <http://dpw.lacounty.gov/gmed>), and the California Geological Survey's Special Publication 117A. Provide this office with a digital copy of the report for review and distribution to the State of California.
- S1. Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: <http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf> and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.
- S2. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. The chemical tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils in a saturated condition. Recommend mitigation as necessary.
- S3. Show the following on the geotechnical map:
  - a. Existing and proposed grades.
  - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
  - c. Location of "Restricted Use Areas", if applicable.
- S4. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S5. All geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. The submittal in response to this review must include an electronic version of the original report and the supplemental report in response to this review.
- S6. The Geotechnical and Materials Engineering Division is now accepting review submittals through a web application at the following URL: <https://dpw.lacounty.gov/apps/esubmissions/gme/default.aspx>. Please use this web portal to submit documents in response to this review.

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

Prepared by

  
  
 William Man  
 Soils Section

  
  
 Charles Nestle  
 Geology Section

Date 6/9/16

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.

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

1. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. A revised tentative map 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 existing public sewer and call out the proposed points of connection.
  - c. 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.
  - d. Provide one sewer lateral for each proposed parcel.
  - e. Label all existing structures/buildings as "to remain" or "to be removed".
  - f. If existing structures are to remain, show locations of existing sewer lateral lines to the existing buildings. Sewer lateral to the existing building must be within the same parcel as the building it serves; otherwise, it shall be relocated to the same parcel.
  - g. 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.

- h. Show any off-site improvements required by the approved area study, if any.

  
Prepared by Imelda Ng  
Tr74074s-new.doc

Phone (626) 458-4921

Date 06-08-2016

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – WATER

Page 1/1

TRACT NO. 074074

TENTATIVE MAP DATED 05-17-2016

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

1. Provide “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 tentative map is required to show the following additional items:
  - Show how proposed improvements to be served by public water and call out the proposed point of connection to existing water mainline.

 Prepared by Tony Khalkhali  
tr74074w-new.doc

Phone (626) 458-4921

Date 06-09-2016

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

1. A revised tentative map is required to show the following additional items:
  - a. A note of no grading or privately maintained improvements are required per this tentative map.

Name Nazem Said  Date 6/8/2016 Phone (626) 458-4921  
P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 74074\GP 074074\2016-05-17 TTR 074074 SUBMITTAL

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

1. A revised tentative map is required to show the following additional items:
  - a. See the road comments shown on the attached checked print.
  - b. The request to waive street frontage is subject to approval by the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
2. An exhibit map is required from Public Works to show the following additional items:
  - a. Provide a detail Exhibit Map showing all of the proposed road improvements. All existing road improvements must be showed as a dashed line and any proposed improvements must be shown as a solid line.

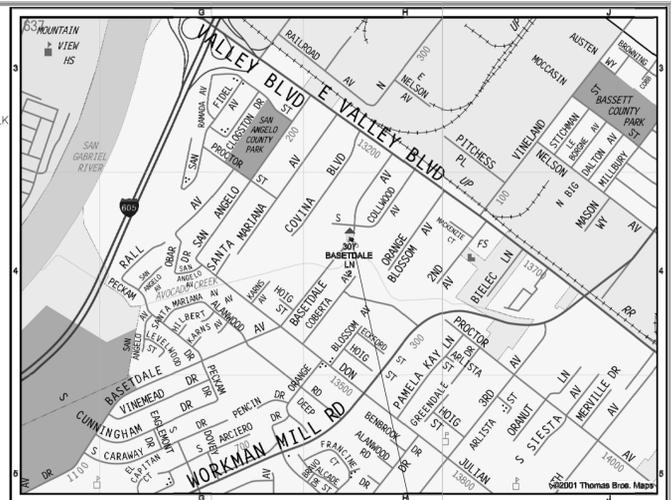
**PROJECT DESCRIPTION:**

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- LEGAL DESCRIPTION: BEING A SUBDIVISION OF THE PORTION OF LOT 1 & LOT 2 IN BLOCK 10 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
APN: 8110-004-073 & 8110-004-082

# MAJOR LAND DIVISION TENTATIVE TRACT NO. 074074

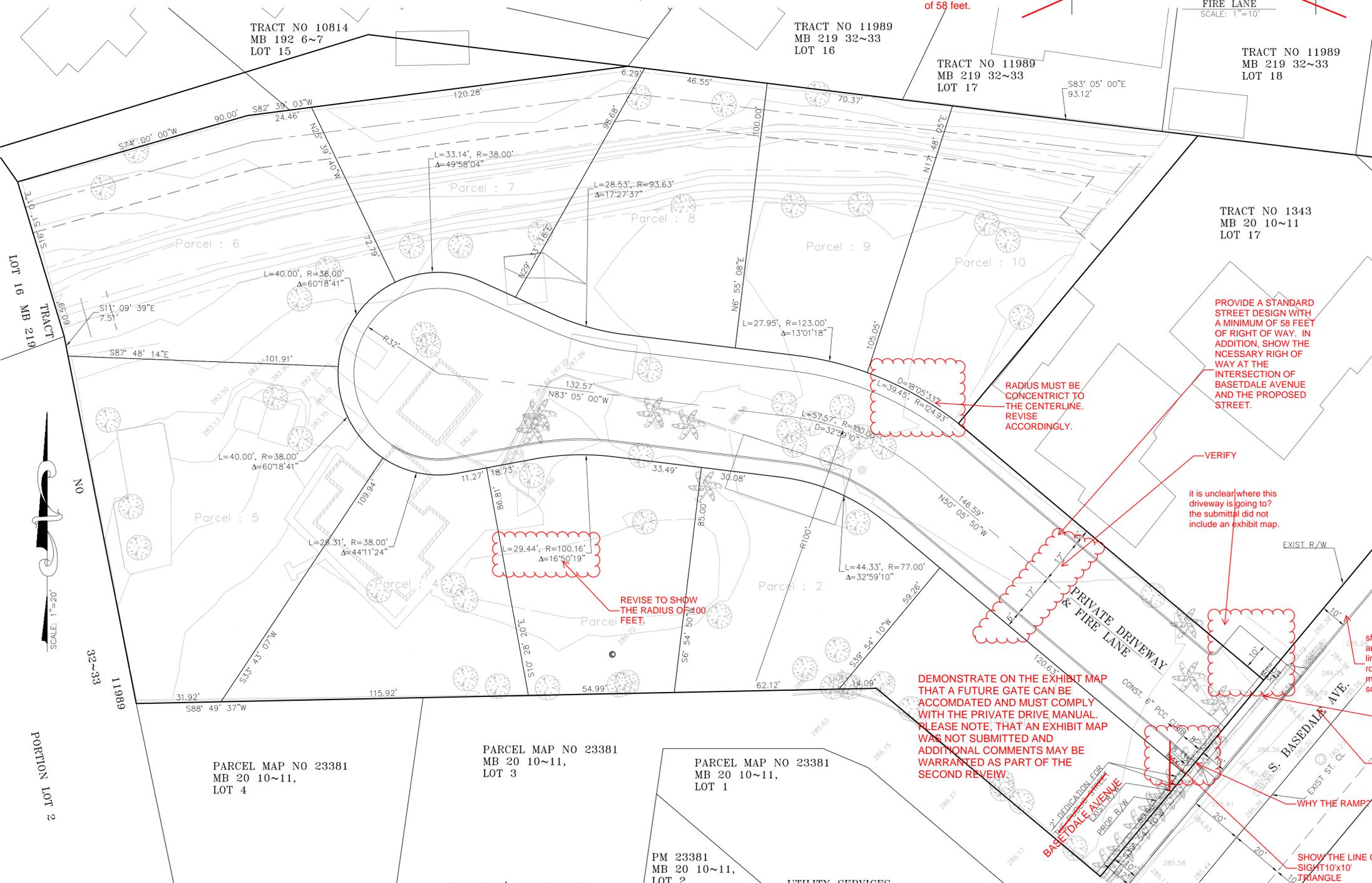
RECEIVED  
DEPT OF REGIONAL PLANNING  
TR74074 TENTATIVE  
17 MAY 2016

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF THE PORTION OF LOT 1 & LOT 2 IN BLOCK 10 OF TRACT NO. 1343, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGES 10 AND 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
JANUARY 18, 2016



VICINITY MAP  
TG:637-H4. NTS

Parcel Area Table				
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
1	6080.46	353.98	120.63	S50° 05' 50.00"E
			50.00	S39° 54' 09.77"W
			110.00	N50° 05' 50.00"W
			14.09	S88° 49' 37.00"W
			59.26	N39° 54' 10.00"E
2	6026.01	306.75	30.08	S83° 05' 00.00"E
			44.33	S66° 35' 25.00"E
			25.96	S50° 05' 50.00"E
			59.26	S39° 54' 10.00"W
			62.12	S88° 49' 37.00"W
3	6000.87	308.45	18.73	N79° 31' 38.63"E
			29.44	N88° 29' 31.01"E
			33.49	S83° 05' 00.00"E
			85.00	S6° 54' 49.78"W
			54.99	S88° 49' 37.00"W
4	6751.22	353.24	86.81	N79° 31' 38.63"E
			115.92	S10° 28' 19.99"W
			109.94	S88° 49' 37.00"W
			29.31	N33° 43' 07.20"E
			29.31	S78° 22' 42.79"E
5	10256.77	416.56	31.92	S88° 49' 37.00"W
			132.79	N11° 09' 39.00"W
			101.91	S87° 48' 14.16"E
			40.00	S26° 07' 40.16"E
			109.94	S33° 43' 07.20"W
6	10026.59	397.26	7.51	N11° 09' 39.00"W
			60.59	N16° 51' 01.20"W
			90.00	N74° 00' 00.00"E
			24.46	N82° 39' 03.00"E
			72.79	S25° 39' 40.05"E
7	6348.40	345.69	40.00	S34° 11' 00.69"W
			101.91	N87° 48' 14.16"W
			120.28	N82° 39' 03.00"E
			6.29	S83° 05' 00.00"E
			98.68	S29° 33' 17.70"W
8	6586.40	330.91	14.52	N65° 41' 38.63"W
			33.14	N29° 33' 17.70"E
			72.79	S83° 05' 00.00"E
			100.00	S6° 55' 08.10"W
			41.66	N83° 05' 00.00"W
9	6105.46	326.19	27.95	N76° 34' 21.07"W
			22.82	N83° 05' 00.00"W
			100.00	N6° 55' 08.10"E
			70.37	S83° 05' 00.00"E
			105.05	S17° 48' 04.71"W
10	7475.95	378.27	140.64	S39° 54' 10.00"W
			39.45	N60° 56' 31.10"W
			105.05	N17° 48' 04.71"E
			93.12	S83° 05' 00.00"E



**CIVIL ENGINEER/LAND SURVEYOR:**  
MIKE MIAO  
APPLE ENGINEERING GROUP  
9080 TELSTAR AVE., SUITE 309  
EL MONTE, CA 91731  
TEL: (626) 552-9818  
EMAIL: INFO@APPLEENGINEERING.NET  
WEB: WWW.APPLEENGINEERING.NET

**OWNER:**  
NORMA SANTI  
TRUSTEE OF THE NORMA SANTI LIVING TRUST,  
CONTACT PERSON:  
STACY SUN  
LYNN INVESTMENT INC.  
TEL: (626) 628-5860  
STACYSUN2006@YAHOO.COM

- ENGINEER'S STATEMENTS:**
- NO OAK TREES ON SUBJECT PROPERTY.
  - BOUNDARY MONUMENTS WILL BE SET PRIOR TO FILING WITH THE COUNTY RECORDER OF THE FINAL MAP.
  - THERE ARE NO ZONE CHANGES FOR THE SUBJECT PROPERTY.
  - THIS PROJECT IS TWO LOTS SUBDIVIDED INTO TEN LOTS;
  - EXISTING ZONING: LCA16000;
  - PROPOSED ZONING: LAC16000;

- UTILITY SERVICES**
- SEWER COMPANY: LOS ANGELES COUNTY PUBLIC WORKS  
1(800) 675-4357  
WATER COMPANY: SAN GABRIEL VALLEY WATER COMPANY  
(626) 448-6183  
GAS COMPANY: SOUTHERN CALIFORNIA GAS COMPANY  
1(888) 427-2200  
ELECTRIC COMPANY: SOUTHERN CALIFORNIA EDISON  
1(800) 655-4555  
WASTE COMPANY: VALLEY VISTA SERVICES INC.  
(800) 442-6454

Plan Prepared By:  
**GUOXIN MIAO** 4/28/16  
Date  
**Apple Engineering Group**  
Subdivision, Engineering Design & Survey  
9080 TELSTAR AVENUE, SUITE 309  
EL MONTE, CA 91731  
Tel: (626) 552-9818 EMAIL: info@appleengineering.net

TENTATIVE TRACT NO. 074074  
APN 8110-004-073 & 8110-004-082  
SCALE: 1"=20'  
DATE: 05/01/16  
DRAWN BY:  
REVISOR:  
307 BASETDALE AVE,  
LA PUENTE/LACO, CA  
SHEET 1 OF 1  
JOB NO.  
P15162

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 74074

Page 1/1

TENTATIVE MAP DATED 05-17-2016

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

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 06-15-2016

tr74074L-new.doc  
<http://planning.lacounty.gov/case/view/2016-000454/>

The following report 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, Underground 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. 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.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
9. 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.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
11. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the Building and Safety office.
12. The street frontage requirement for Lots 2 to 10 needs to be waived by the Advisory Agency.
13. 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.
14. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of 5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW



Prepared by Aissa Carrillo

Phone (626) 458-3126

Date 06-15-2016

tr74074L-new.doc

<http://planning.lacounty.gov/case/view/2016-000454/>



## 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 74074

MAP DATE: May 17, 2016

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**THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.**

### TENTATIVE/EXHIBIT MAP - HOLDS

1. The proposed Fire Lane, including the Turnaround, within the Private Driveway shall be clearly labeled and delineated on the Tentative Maps. Indicate compliance prior to Tentative Map clearance.
2. The cross section for the Private Driveway shall be revised identifying 20 feet as Fire Lane and the entire 46 feet as Private Driveway which will include parking, walkways, and other amenities. Indicate compliance on the Tentative Map prior to Tentative Map clearance.
3. The required fire flow for this development is **1250** gallons per minute at 20 psi for a duration of 2 hours. The required fire flow was calculated using the square footage information provided on the Site Plan for each building type.
4. Submit a digital copy of the architectural plans for this development. The architectural plans will assist to calculate the required fire flow from all required fire hydrants, review the elevations to determine the required Fire Department access adjacent to proposed buildings, and address additional Fire Department concerns during the subdivision process.

### 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.

Reviewed by: Juan Padilla

Date: June 15, 2016



## 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 74074

MAP DATE: May 17, 2016

- 
2. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
  3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
  4. A construct bond is required for all private driveways within this development. Provide written verification of the posted construction bond to the Fire Department prior to Final Map clearance.
  5. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
  6. Provide written verification stating the required fire hydrants have been installed or bonded for in lieu of installation prior to Final Map clearance.

### PROJECT CONDITIONS OF APPROVAL

1. All proposed buildings shall be places 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.
2. The private driveway shall provide a minimum paved unobstructed fire lane 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.

Reviewed by: Juan Padilla

Date: June 15, 2016



## 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 74074

MAP DATE: May 17, 2016

3. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
4. Install **TBD** public fire hydrant as noted on the Tentative Map. The location might change depending on the requirements by the jurisdiction water company.
5. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
6. 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.
7. 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 **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced by the Fire Prevention Engineering Section as approved during the building permit review process.
8. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
9. Parking shall be restricted adjacent to the required public fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Adequate signage and/or stripping shall be required prior to occupancy.
10. 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.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
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Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 74074

MAP DATE: May 17, 2016

- 
11. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
  12. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
  13. All proposed streets and driveways 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](mailto:Juan.Padilla@fire.lacounty.gov).



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



**PARK OBLIGATION REPORT**

Tentative Map #	<b>74074</b>	DRP Map Date:	<b>05/17/2016</b>	SCM Date:	<b>06/23/2016</b>	Report Date:	<b>06/14/2016</b>
Park Planning Area #	<b>7</b>		<b>AVOCADO HEIGHTS / WEST PUENTE VALLEY</b>			Map Type:	<b>TENTATIVE</b>

Total Units  = Proposed Units  + Exempt Units

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

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

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

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

ACRES:	<b>0.12</b>
IN-LIEU FEES:	<b>\$30,302</b>

**Conditions of the map approval:**

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

The payment of \$30,302 in-lieu fees.

**Trails:**

No trails.

**Comments:**

The map proposes ten (10) single-family home lots. One (1) existing single-family home to be removed; net increase of nine (9) 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, Chief of Planning



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



**PARK OBLIGATION WORKSHEET**

Tentative Map #	<b>74074</b>	DRP Map Date:	<b>05/17/2016</b>	SMC Date:	<b>06/23/2016</b>	Report Date:	<b>06/14/2016</b>
Park Planning Area #	<b>7</b>		<b>AVOCADO HEIGHTS / WEST PUENTE VALLEY</b>			Map Type:	<b>TENTATIVE</b>

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

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

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

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

Total Units  = Proposed Units  + Exempt Units

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	4.40	0.0030	9	0.12
M.F. < 5 Units	4.15	0.0030	0	0.00
M.F. >= 5 Units	3.24	0.0030	0	0.00
Mobile Units	3.44	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				<b>0.12</b>

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

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.12	\$252,516	<b>\$30,302</b>

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.12	0.00	0.00	0.12	\$252,516	<b>\$30,302</b>



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

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

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Acting Director of Environmental Health

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

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

**Hilda Solis**  
First District

**Mark Ridley-Thomas**  
Second District

**Sheila Kuehl**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

June 14, 2016

Tentative Tract Map No. 74074

Vicinity: Puente

Tentative Tract Map Date: May 17, 2016

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Tract Map 74074** based on the use of public water (San Gabriel Valley Water Company) and public sewer as proposed for wastewater disposal. A copy of a current signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative tract map.

Prepared by:

A handwritten signature in black ink, appearing to read "V. Bañada".

**VICENTE C. BAÑADA, REHS**  
Environmental Health Specialist IV  
Land Use Program  
5050 Commerce Drive  
Baldwin Park, California 91706  
[vbanada@ph.lacounty.gov](mailto:vbanada@ph.lacounty.gov)  
TEL (626) 430-5381 • FAX (626) 813-3016