

Hearing Officer Meeting: 6-19-07  
Agenda Item No.: 31

### **AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 43766-(5)**

**Project:** Vesting Tentative Tract Map No. 43766 was approved by a Hearing Officer on September 25, 2001. The tentative map approval authorized the creation of 39 single-family residential lots on approximately 79.7 gross acres.

**Location:** Located at the northeast corner of the intersection of Bandell Street and Crown Valley Road

**Zone:** A-2-1 (Heavy Agricultural – 1 Acre Minimum Required Area)

**Zoned District:** Soledad

**Approval Date:** September 25, 2001

**Map Date:** June 7, 2001

#### **PROJECT HISTORY:**

Tentative Map: Vesting Tentative Tract Map No. 43766 was initially approved by the Board of Supervisors on May 13, 1987 for 49 single-family lots on the subject site. The approvals of the tentative map expired on May 15, 1993. On October 14, 1999, the applicant reactivated the expired tract map and proposed to reduce the number of residential lots from 49 to 39. On September 25, 2001, the Hearing Officer approved Vesting Tentative Tract Map No. 43766 for the creation of 39 single-family residential lots on approximately 79.7 gross acres.

#### **CURRENT REQUEST:**

The applicant requests approval of this first amendment to Vesting Tentative Tract Map No. 43766. The amended vesting tentative map dated February 8, 2007 depicts 39 single-family

residential lots on approximately 79.7 gross acres. The amended map is proposing the following changes:

- Revised pad elevations and sizes to match the final grading plan;
- Adjusted lot lines and lot configurations to reflect conformance with the Acton Community Standards District ("CSD");
- Additional drainage debris basins and final design for the retention/detention basin;
- Addition of the "Backbone Crown Valley Trail" and "Westcoatt Street Trail" as requested by the Acton Town Council;
- Permission to dedicate the project streets if sufficient right-of-way and improvement width is available, to the satisfaction of the Department of Regional Planning and the Department of Public Works;
- Waiver of Road Maintenance agreement if not necessary, to the satisfaction of the Department of Regional Planning and the Department of Public Works;
- Modification of the following road conditions:
  - Elimination of the 8-foot future street right-of-way along Crown Valley Road north of Bandell Street;
  - Elimination of the south bound left-turn lane on Crown Valley Road at Bandell Street;
  - Permission to stop improvements on Westcoatt Street approximately 100 feet west of the east tract boundary due to a hardship to obtain the off-site easement;
  - Reduction of the design speed for Crown Valley Road north of Bandell Street to 45 mph;
- Deletion of the condition requiring a lot line adjustment with adjoining Tract No. 52883 on Lot No. 2; and
- Other minor changes associated with the above.

The amendment request letter dated February 8, 2007 is attached.

### **CORRESPONDENCE**

One letter from the Acton Town Council ("Town Council") dated March 19, 2007 was received confirming the map's conformance to the CSD. The Town Council also requested that the applicant provide visual screening of the retention/detention basins

along Bandell Street.

**RECOMMENDATION:**

Approve the amendment to this previously approved project. This action is Categorically Exempt pursuant to Class 5 of the California Environmental Quality Guidelines.

- Add the following Department of Regional Planning conditions for Vesting Tentative Tract Map No. 43766:
  1. Permission is granted to develop the subdivision in accordance with the amendment dated February 8, 2007.
  2. Permission is granted to make the following changes to the tentative map: revise pad elevations and sizes to match the final grading plan ; adjust lot lines and lot configurations to reflect conformance with the CSD; add additional drainage debris basins and final design for the retention/detention basin ; add the "Backbone Crown Valley Trail" and "Westcoatt Street Trail" as requested by the Acton Town Council; eliminate the 8-foot future street right-of-way along Crown Valley Road north of Bandell Street; eliminate the south bound left-turn lane on Crown Valley Road at Bandell Street; reserve on-site right-of-way and slope easements on Westcoatt Street in the vicinity of the easterly tract boundary to the satisfaction of Public Works if road and/or drainage improvements on Westcoatt Street need to be pull back from the easterly tract boundary due to a hardship to obtain the off-site easement; reduce the design speed for Crown Valley Road north of Bandell Street to 45 mph; delete the condition requiring a lot line adjustment with adjoining Tract No. 52883 on Lot No. 2; and other minor changes associated with the above changes.
  3. A maintenance agreement shall be required for all private and future streets until such time that those streets or portion thereof, are dedicated to the County of Los Angeles.
- Approve the following revised reports:
  - Department of Public Works - Land Development Division - Subdivision (5-14-07)
  - Geotechnical and Materials Engineering Division - Geology (2-22-07)
  - Geotechnical and Materials Engineering Division - Soils (2-22-07)
  - Land Development Division - Drainage and Grading Unit (5-10-07)
  - Land Development Division - Road (3-1-07)

Land Development Division - Sewer (3-5-07)  
Land Development Division - Water (2-28-07)

Fire Department (3-8-07)

Department of Parks and Recreation - Park Obligation Report (3-1-07)  
Trails Report (2-5-06)

Department of Public Health (2-27-07)

All other conditions applicable to the area covered by this amendment map shall remain as previously approved.

February 8, 2007

Mr. Susan Tae  
Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012

*Memo  
2nd Revision to  
Amendment  
TR 43766*

**RE:** Major Land Division Amendment for Tract No. 43766

W.O. 499-P04

Dear Susan:

We hereby request an Amendment to Vesting Tentative Tract Map 43766. This letter replaces the original request letter dated July 10, 2006

The following is a list of the changes we are requesting:

- Revised pad elevations and sizes to match the final grading plan. Revised earthwork to reflect grading plan amounts on map and application
- Revised lot lines to reflect conformance with the Acton Community Standards District
- Added additional drainage debris basins and final design for the retention/detention basin.
- Added the "Backbone Crown Valley Trail" and "Westcoatt St. Trail" as requested by the Acton Town Council. Showed trails on street cross section. Added trail section.
- Request permission to dedicate the project streets if sufficient right of way and improvement width is available to the satisfaction of the Department of Regional Planning and the Department of Public Works.
- Request waiver of Road Maintenance agreement if it is not necessary to the satisfaction of the Department of Regional Planning and the Department of Public Works.
- Request modification of the following road conditions:
  - Future street along Crown Valley Road, request elimination of this condition.
  - Left hand turn lane on southbound Crown Valley Road & Bandell Street. Request elimination of this condition as turn lanes are not required on local streets. Also this project does not generate traffic flows in that direction and it is not compatible with Tract 52883.
  - Request permission to stop improvements on Westcoatt street approximately 100 feet west of the east tract boundary since the improvements would be impossible to build.
  - Design speed for Crown Valley Road to be revised to a Local Collector design speed of 45 m.p.h.
- Request modification of the Public Works, Lot Line Adjust condition to the area between Westcoatt St. and Lot 2 shown as "Not a Part" within Tract No. 52883, be lot line adjusted into Lot 2 concurrent to the recordation of the later of either Tract no. 52883 or Tract No. 43766. This condition would be waived if the owner of Tract No. 52883 refuses to participate in the Lotline Adjustment.

Enclosed please find (35) copies of the Amended Tentative Map and (2) copies of the Acton C.S.D. Conformance Study.

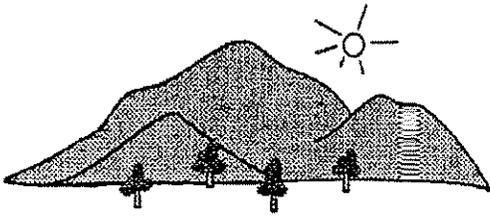
Please call me at (661) 269-2190 Ext 113 if you have any questions.

Sincerely,

**LAND TECH ENGINEERING**



A. LAURENCE TUMA, III, P.E.



# ACTON TOWN COUNCIL

P.O. BOX 810 ACTON, CALIFORNIA 93510

March 19, 2007

A. Laurence Tuma, III  
LAND TECH ENGINEERING  
3638 Smith Ave., Suite A  
Acton, CA 93510

Re: Request for consistency of Tract Map 43766 with Acton CSD's

Dear Mr. Tuma,

The Acton Town Council met with you on February 19<sup>th</sup> regarding your clients proposed tract map at Bandell and Crown Valley Road (Tract Map 43766).

The Town Council appreciates your client's willingness to work with the community on issues including, drainage, access during construction, equestrian trails and other matters. The map as presented meets the requirements of the Acton CSD's.

On a side note, and not related to the above statement of conformance to the CSD's there remains one or two issues regarding the water detention/retention basins along Bandell that were mentioned at the meeting. These comments related to visual screening of the basins. The Council would appreciate your client attempting to address these issues as part of a good will effort and to preserve good local public relations.

Regards

William Davis  
For the Acton Town Council

*President*  
Ray Garwacki Jr.  
269-8080

*Vice-President*  
Dick Morris  
547-5273

*Secretary*  
Michael Hughes  
269-1342

*Treasurer*  
Jim Connelly  
269-5675

Jacki Ayer  
269-1981

Ray Billet  
947-2796

Bill Davis  
269-3682

Mike Foster  
714-3349

Carl Young  
342-1983

COUNTY OF LOS ANGELES  
 DEPARTMENT OF PUBLIC WORKS  
 LAND DEVELOPMENT DIVISION - SUBDIVISION  
 TRACT NO. 43766 (Amend.)

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LETTER AND MAP DATED 02-08-2007

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

1. The request to modify the Lot Line Adjustment condition must be approved by the Department of Regional Planning.
2. 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.
3. Comply with the attached 2-page Drainage/Grading conditions.
4. Comply with the attached 2-page Geology/Soils conditions.
5. Comply with the attached 1-page Road conditions.
6. Comply with the attached 1-page Sewer conditions to the satisfaction of Public Works.
7. Comply with the attached 1-page Water conditions.
8. Comply with all other previously approved conditions to the satisfaction of Public Works.

HW

Prepared by Henry Wong

Phone (626) 458-4915Date Rev. 05-14-2007

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COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT

TRACT MAP NO. 43766

AMENDED TENTATIVE MAP (REVISION 2) DATED 02/08/07

**DRAINAGE CONDITIONS**

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. Show the Los Angeles County Flood Control District (LACFCD) right of way on the final map. A permit will be required for any construction affecting the right of way or facilities. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
5. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
6. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
7. Comply with the requirements of the revised drainage concept / hydrology study / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was approved on 05/10/07 to the satisfaction of Public Works.
8. Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.
9. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/ systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.
10. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment districts.

11. Prior to approval of any grading, storm drain, or other improvement plan for this subdivision, notarized drainage and grading covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite drainage and grading covenants will be determined by Public Works based on hydrology and hydraulic studies which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage and grading covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
12. Prior to improvement plan approval, a board motion must be passed to adopt the proposed floodway map revision to map no. 883-ML3. If the board motion is not passed, a bridge alternative along Bandell Street must be designed to span the watercourse in lieu of the proposed culvert. Department of Public Works approval for location, span, and clearance for proposed bridges spanning a watercourse is required.
13. The engineer of record for TM 43766 has analyzed the existing and proposed conditions for the revised drainage concept/hydrology study/SUSMP for TR 43766 and provided a statement on the plans and report that no increased erosion, beyond that which would naturally occur from the existing storm drain as designed, will be caused downstream by the proposed improvements.

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**GRADING CONDITIONS:**

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name *Lizbeth Cordova* Date 5/10/07 Phone (626) 458-4921  
 LIZBETH CORDOVA

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) 458-4925

DISTRIBUTION  
1 Geologist  
1 Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT MAP 43766  
SUBDIVIDER Crown Valley Inv., LLC  
ENGINEER Land Tech Engineering  
GEOLOGIST & SOILS ENGINEER GeoSystems

TENTATIVE MAP DATED 2/8/07 (Revision)  
LOCATION Acton  
REPORT DATE 3/10/00, 9/17/99

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- The Soils Engineering review dated 2/22/07 is attached.

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_
- The Soils Engineering review dated \_\_\_\_\_ is attached.

Prepared by  Reviewed by \_\_\_\_\_ Date 2/22/07  
Geir R. Mathisen

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 8.2  
Job Number LX001129  
Sheet 1 of 1

Tentative Tract Map 43766  
Location Acton  
Developer/Owner Acton Partners, LLC  
Engineer/Architect Land Tech Engineering  
Soils Engineer GeoSystems  
Geologist Same as above

DISTRIBUTION:  
 Drainage  
 Grading  
 Geo/Soils Central File  
 District Engineer  
 Geologist  
 Soils Engineer  
 Engineer/Architect

Review of:

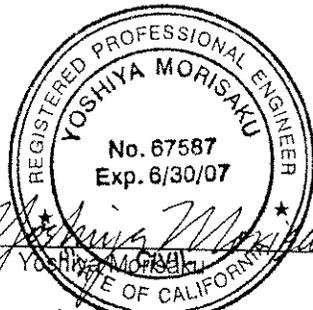
Revised Tentative Parcel Map Dated by Regional Planning 2/8/07  
Previous Review Sheet Dated 1/29/07

ACTION:

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

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan review stage, provide information, analyses, and/or recommendations for the following
  - a. *Soils parameters.* Provide shear strength test results of various materials (in particular, cut slope material for debris basins, fill materials for proposed buttresses and keyways, etc.) required for stability analyses as indicated below.
  - b. *Debris basins.* Provide slope stability analyses considering rapid drawdown condition for debris basins with slopes steeper than 3:1 gradient and designed with outlet structures. Recommend mitigation if factors of safety is below the minimum standard.



Reviewed by \_\_\_\_\_ Date 2/22/07

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

Yosh\43766TentTb

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

1. The 8-foot future street right of way along Crown Valley Road north of Bandell Street may be eliminated to the satisfaction of Public Works.
2. The south bound left-turn lane on Crown Valley Road at Bandell Street may be eliminated to the satisfaction of Public Works.
3. The design speed for Crown Valley Road north of Bandell Street may be reduced to 45 mph and to the satisfaction of Public Works.
4. Provide property line return radii of 27 feet at the intersection of Crown Valley Road with Bandell Street and 13 feet at all remaining local street intersections plus additional right of way for corner cut off, if required, to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
5. Construct road and drainage improvements on Westcoatt Street in the vicinity of the easterly tract boundary to the satisfaction of Public Works. If road and/or drainage improvements need to be pull back from the easterly tract boundary due to a hardship to obtain the off-site easement, reserve on-site right of way and slope easements on Westcoatt Street in the vicinity of the easterly tract boundary to the satisfaction of Public Works.
6. Comply with all other previously approved conditions to the satisfaction 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. Approved without conditions from Public Works. There are no existing public sewer facilities within proximity of the project and the subdivider proposes to use private sewer systems.
2. Comply with the requirements required by the California Regional Water Quality Control Board and the County of Los Angeles Department of Health Services for the use of private subsurface sewage disposal systems.

Prepared by Allen Ma

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Phone (626) 458-4921

Date 03-05-2007

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement 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.
3. If needed, provide off-site water improvements to bring water to this land division to the satisfaction of Public Works. Please contact Mr. George Papik of our Waterworks and Sewer Maintenance Division at (626) 300-3349 for additional information.



**FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040

**CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED**

Subdivision: TR 43766 Map Date February 08, 2007

C.U.P. \_\_\_\_\_ Vicinity Palmdale West

- 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 902 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 300 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 "Fuel Modification Plan" shall be submitted and approved prior to final 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 or City approved street signs and building access numbers 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: Access as shown on tentative is adequate.

City Inspector: Juan C. Padilla Date March 8, 2007

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



FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 43766 Tentative Map Date February 08, 2007

Revised Report yes

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 10 public fire hydrant(s). Upgrade / Verify 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 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.

Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Install 10 public fire hydrant with a minimum fire flow of 1250gpm @ 20psi for 2hrs.

If 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. Plans shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

City Inspector Juan C. Padilla Date March 8, 2007



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	43766	DRP Map Date:02/08/2007	SCM Date: / /	Report Date: 03/01/2007
Park Planning Area #	43B	AGUA DULCE / ACTON		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:	0.36
IN-LIEU FEES:	\$14,273

Conditions of the map approval:

The park obligation for this development will be met by:

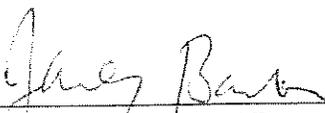
The payment of \$14,273 in-lieu fees.

Trails:

See also attached Trail Report. Vasquez Loop Trail - For trail requirements, please contact Robert Ettleman, Interim Trails Coordinator at (213) 351-5134.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:   
James Barber, Advanced Planning Section Head

Supv D 5th  
March 01, 2007 06:57:56  
QMB02F.FRX



# DEPARTMENT OF PARKS AND RECREATION



## PARK OBLIGATION WORKSHEET

Tentative Map #	43766	DRP Map Date:02/08/2007	SMC Date: / /	Report Date: 03/01/2007
Park Planning Area #	43B	AGUA DULCE / ACTON		Map Type:REV. (REV RECD)

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

$$(P)\text{people} \times (0.003)\text{Goal} \times (U)\text{units} = (X)\text{acres obligation}$$

$$(X)\text{acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- 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.
  - Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal 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*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.11	0.0030	39	0.36
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.36

Park Planning Area = 43B AGUA DULCE / ACTON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.36	\$39,648	\$14,273

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
0.36	0.00	0.00	0.36	\$39,648	\$14,273



February 5, 2006

**NOTICE OF TRAIL REQUIREMENT  
FOR TRACT MAPS AND PARCEL MAPS**

Map #: TR - 43766

Date on Map: Feb. 8, 2007

The Applicant shall provide a **15 foot** wide easement for the **Vasquez Loop Trail** on the East side of Crown Valley Road. Said trail easement shall be designed and constructed to the satisfaction of the Department of Parks and Recreation's Trails Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, the trail grade shall not exceed 10%, except in areas where this standard would result in excessive switchbacks. In this instance, grades to a maximum of 15% shall be permitted for distances up to 300 linear feet. The trail shall be graded so the tread is out sloped along the entire length, at a maximum of 2% cross-slope. **All information pertaining to trail requirements must be shown on the Tentative Tract Map and Final Map.** The map is currently approved with the following conditions:

1. Prior to final map approval, the Developer shall provide a detailed grading plan showing the dedicated trail easement along the East side of Crown Valley Rd. to the satisfaction of the Department of Parks and Recreation's Trails Standards.
2. The detailed grading plan must show the trail easement outside of the future improved road right-of-way.
3. The detailed grading plan must show typical cross section(s) to provide assurance that the trail easement will not be within slope easement.
4. The detailed grading plan must provide a typical detail with bush hammer texture pattern, for trail easement crossing any paved or concrete surfaces.

\*\*\*\*\*

The exact following language must be shown for trail dedications on the final map.

Title Page: We hereby dedicate to the County of Los Angeles a **15 foot** wide easement for the **Vasquez Loop Trail** for Riding and Hiking purposes.

  X   TRAIL DEDICATIONS MUST BE SHOWN ON FINAL MAP.

  X   IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact Robert Ertleman at (213) 351-5134.

Robert Ertleman, Interim Trails Coordinator

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

JOHN F. SCHUNHOFF, Ph.D.  
Chief Deputy

Environmental Health  
TERRANCE POWELL, R.E.H.S.  
Acting Director of Environmental Health

Bureau of Environmental Protection  
Mountain & Rural/Water, Sewage & Subdivision Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 · FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)

BOARD OF SUPERVISORS

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February 27, 2007

RFS No. 07-0004154

Tract Map No. 43766

Vicinity: Acton

Tentative Tract Map Date: February 8, 2007 (2<sup>nd</sup> Revision to Amendment)

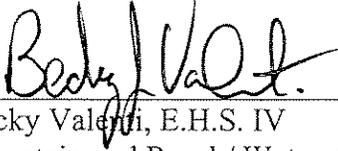
The County of Los Angeles Department of Public Health's approval for **Vesting Tentative Tract Map 43766** is contingent upon the following conditions:

1. Potable water will be supplied by the **Los Angeles County Water Works District #37**, a public water system, which guarantees water connection and service to all lots.
2. Sanitary sewers are not available and the tract will be dependent upon the use of individual, private sewage disposal systems.
3. The subdivider demonstrates the feasibility of installing private sewage disposal systems in compliance with Los Angeles County Health Codes and Building and Safety Codes on all lots.
4. If, because of future grading, or any other reason, it is found that the requirements of the Plumbing Code cannot be met on certain lots, the County of Los Angeles Department of Public Health will recommend that no building permit be issued for the construction of homes on such lots.
5. The usage of the lots may be limited by the size and type of sewage systems that can legally be installed.

Tract Map No. 43766

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

A handwritten signature in black ink that reads "Becky Valenti". The signature is written in a cursive style with a horizontal line extending from the end of the name.

---

Becky Valenti, E.H.S. IV  
Mountain and Rural / Water, Sewage, and Subdivision Program





**Legend**

- Parcel Boundary
- ▬ Aerial Street
- ▬ Highway
- ▬ Freeway
- Master Plan of Highways
  - ▬ Expressway - (e)
  - ▬ Expressway - (p)
  - ▬ Ltd. Secondary Highway - (s)
  - ▬ Ltd. Secondary Highway - (p)
  - ▬ Parkway - (p)
  - ▬ Major Highway - (e)
  - ▬ Major Highway - (p)
  - ▬ Secondary Highway - (s)
  - ▬ Secondary Highway - (p)
  - (p) Expressway (p) Proposed
- Railroad or Rapid Transit
  - ▬ Railroad
  - ▬ Rapid Transit
  - ▬ Underground Rapid Transit
- Significant Ridge/lines
  - ▬ Creole CSD Primary
  - ▬ CSD Secondary
  - ▬ SAMRA Significant
- Census Tract (2000)
  - ▬ Assessor Map Book (AMB) Bby
  - ▬ Zoned M 90 Grid
  - ▬ USGS Quad Sheet Grid
  - ▬ The Thomas Guide Grid
  - ▬ Internal Traps Grid
  - ▬ High Fire Hazard Severity
- Community Standards District (CSD)
  - ▬ CSD Area Specific Boundary
  - ▬ CSD Area Specific Only
  - ▬ CSDA (Cost Only)
  - ▬ Current Ecological Area (CEA)
- Section Line
  - ▬ Township and Range
  - ▬ National Forest (EOD)
  - ▬ Election District (ED)
  - ▬ Satabak District (SDB)
  - ▬ District (D)
  - ▬ Zoned District (ZD)
  - ▬ Supervisorial District Boundary
- Safety Related Stations (from TB)
  - Fire Station
  - Police Station
  - Ranger Station
  - Sheriff Station
- Zoning (Boundary)
  - Zone A-1
  - Zone A-2
  - Zone B-1
  - Zone B-2
  - Zone C-1
  - Zone C-2
  - Zone C-3
  - Zone C-H
  - Zone C-M
  - Zone C-PD
  - Zone D-1
  - Zone D-2
  - Zone IT
  - Zone M-1
  - Zone M-1.5
  - Zone M-2
  - Zone M-3
  - Zone M-4
  - Zone M-5
  - Zone M-D
  - Zone M-S
  - Zone P-R
  - Zone R-1
  - Zone R-2
  - Zone R-3
  - Zone R-4
  - Zone R-4.1
  - Zone R-4.2
  - Zone R-A
  - Zone RPD
  - Zone RR
  - Zone SR
  - Zone SR-0
  - Zone W
- Landuse Policy (Not in Comm / Area Plan)
  - 1 - Low Density Residential
  - 2 - Low/Medium Density Residential (8 to 12 4U/AC)
  - 3 - Medium Density Residential (12 to 27 4U/AC)
  - 4 - High Density Residential (27 4U/AC or more 4U/AC)
  - C - Major Commercial
  - I - Major Industrial
  - O - Open Space
  - P - Public and Semi-Public
  - RC - Rural Communities
  - R - Non-Urban
  - TC - Transportation Corridor
- Inland Waterbody
  - ▬ Perennial
  - ▬ Intermittent
  - ▬ Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.

